

D-3482

Special Branch Registry

~~C.I.D. Office Notes~~

File No. *D. 3482*

**SUBJECT**

*Memorandum on  
Rent Reduction Movement.*

*Oct 29 1935*

No. \_\_\_\_\_

Form A

SHANGHAI MUNICIPAL POLICE
S. B. REGISTRY
No. S. B. D. 3482
Date 11 11 35

Headquarters,

Shanghai Municipal Police,

October 31, 1935.

SUBJECT

Rent Reduction Movement.

The Commissioner presents his compliments to The Acting Secretary  
S. M. C.  
and begs to forward herewith the following documents relative  
to the subject referred to above

1. Copy of Police report dated October 29, 1935.
- 2.
- 3.
- 4.
- 5.

Form A

No. \_\_\_\_\_

Headquarters,  
Shanghai Municipal Police,

October 31, 1935.

SUBJECT

Rent Reduction Movement.

The Commissioner presents his compliments to Secretary General,  
S. M. C.  
and begs to forward herewith the following documents relative  
to the subject referred to above

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- 2.
- 3.
- 4.
- 5.



Form A

No. \_\_\_\_\_

Headquarters,  
Shanghai Municipal Police,  
October 31, 1935.

SUBJECT

Rent Reduction Movement.

The Commissioner presents his compliments to The Treasurer and Controller.  
and begs to forward herewith the following documents relative  
to the subject referred to above

1. Copy of Police report dated October 29, 1935.
- 2.
- 3.
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- 5.

SHANGHAI MUNICIPAL POLICE

S.1, Special

REPORT

Date: October 29, 1935.

Subject: Rent Reduction Movement

Made by: and Forwarded by: D.I. Everest

The movement for a reduction of rent first came to the attention of the Police in March, 1932, when local agitators formed an organization known as the "Shanghai Citizens' Rent Reduction and Exemption Movement Committee." This body established an office at 101 Chihli Road, but soon afterwards went out of existence for lack of support. The agitation was revived in the early part of 1934 when local public bodies established the "Shanghai Municipality Rent Reduction Movement Committee" and the "2nd Special District Rent Reduction Movement Association."

From the beginning of 1934, the Rent Reduction Movement steadily gained strength, and became firmly established when the (1) "Shanghai Municipality Nantao District Rent Reduction Committee," (2) the "1st Special District Citizens' Rent Reduction Association" and (3) the "Federation of Rent Reduction Movement Committees in Various Districts in Shanghai" were organized. The first of these was formed in June, 1934 and the second and third in July and August respectively of 1935.

The three organizations mentioned were founded with the cognizance of the Kuomintang which has showed sympathy with the agitation since it was first started, and recent decisions by local Chinese Courts indicate that this sympathy is shared by certain judges and magistrates. The 1st Special District Court (Settlement) on October 17, 1935, in a suit for non-payment of rent, ordered the plaintiffs, the Lih Dah (利达) Company, 277 Ningpo Road, to reduce the rents of their property in Lane 805, East Seward Road, by 20% retroactive from January 1, 1935. Another case occurred in Chapei in the early part of September, 1935, when the Nantao District Court

P.A.  
Copies prepared  
to Sec.  
Sec. Genl  
+ T. C.  
as suggested



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rendered a judgment ordering the owner of the houses in the Pao Shing Li ( 宝 兴 里 ), Paoshan Road, Chapei, to reduce the rents by 15%.

The growth in the strength of the movement, which has been accelerated by the depression, the sympathy of the Kuomintang and the favourable Court decision have emboldened the leaders of the movement, who now aim at securing a general decrease in Shanghai rents by 40%.

The increasing truculence of the agitators is illustrated in an article published in the Sin Wan Pao on October 22, 1935. The writer, one Chu Ying ( 朱 英 ), suggests that landlords should submit to their tenants particulars of the area and value of the land on which the houses are built, the cost of the buildings, average cost of taxes, insurance, water rate, repairs, etc. Having secured these details the tenants should decide on the amount of rent to be paid, allowing reasonable interest on the landlord's outlay. The article concludes by stating that the Settlement and Chinese Authorities should organize a joint committee of arbitration to deal with rent disputes.

The following is a brief account of the Rent Reduction Movement in the various territories of Shanghai :

SETTLEMENT

In the International Settlement there are fifty-nine sections of the "First Special District Citizens' Rent Reduction Association," and eight of other Rent Reduction Organizations. Each section represents the tenants of a particular lane or alleyway. The most influential Rent Reduction Organization in the Settlement is the "First Special

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District Citizens' Rent Reduction Association" and the "Eastern District Rent Reduction Committee of the Federation of Rent Reduction Movement Committees of the Various Districts in Shanghai" ranks next. The former society has seventeen branches in the Settlement which control the fifty-nine sections, and the latter has six sections. The section is the unit of organization and is usually composed of the tenants of a certain alleyway.

Thirty-one out of the fifty-nine sections affiliated with the "1st Special District Citizens' Rent Reduction Association" have failed to secure support and are in a moribund condition. One of the eight sections under the "Eastern District Rent Reduction Committee is in a similar state.

The "Shanghai Municipality Rent Reduction Movement Committee" was formed by 116 local public bodies at a meeting held on January 16, 1934, under the auspices of the "1st Special District Citizens' Federation." It has an office in the Chinese Chamber of Commerce building, North Soochow Road. The undermentioned persons form the Standing Committee:-  
Wu Feng-ziang (胡鳳翔),

A native of Hangchow. Manager of the Shanghai World Amusement Resort, 2 Bubbling Well Road. Committee member of the 18th District Branch of the "1st Special District Citizens' Federation."

Chang Ih-zung (張一塵),

A native of Shanghai. Committee member of the 1st District Branch of the "1st Special District Citizens' Federation."

Wong Han-liang (王漢良),

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A native of Nanking. Chairman of the Curio Dealers' Association, 67 Kiangse Road.

Chang Yien-fang (張賢芳),

Committee member of the "1st Special District Citizens' Federation."

Chen Ping-hwei (陳炳輝),

Member of the 11th District Branch of the "1st Special District Citizens' Federation."

Yih Ka-shing (葉嘉興),

Leading member of the Pig Intestine Dealers' Association. Formerly member of the executive committee of the League Covenant Support Committee which was organized by various local traders' associations and inaugurated on 6/9/32 in the Chinese Chamber of Commerce.

Sung Ming-chi (孫鳴岐),

Member of the 3rd District Kuomintang. Formerly Chief of the Organization Department of the League Covenant Support Committee.

Chow Fuh-noong (周福農),

Chief of the People's Movement Training Committee of the local Kuomintang.

Zung Yoeh-chih (程榮潔),

Proprietor of the Zung Dah Chong (成大昌) Grocery, 100 Rue du Consulat, French Concession. Members of the Supervisory Committee of the Chinese Chamber of Commerce.

Apart from issuing a number of posters and publishing propaganda in the Chinese press, this organization has done little to assist in the movement.

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The "1st Special District Citizens' Rent Reduction Association," which was established on July 31, 1935, is also under the patronage of the "1st Special District Citizens' Federation" and has an office in the Chinese Chamber of Commerce building, North Soochow Road. The following is a list of its personnel :-

Executive Committee

Chen Kiu-feng (陳九峰),

Unemployed, and a tailor by profession.

Communication Address: Tsai Shun Kong (蔡順康)

Tailors' Shop, 382 Hanbury Road. Committee member of the 5th District Branch of the "1st Special District Citizens' Federation." He attends the office of the "1st Special District Citizens' Rent Reduction Association," Chinese Chamber of Commerce Building, North Soochow Road, daily to deal with all affairs of the Association.

Li Ngao-kwan (李鰲寬),

A lawyer residing in Lane 326, 3 Burkill Road. Committee member of the 22nd District Branch of the "1st Special District Citizens' Federation." He is a close follower of Yih Ka-shing of the "Shanghai Municipality Rent Reduction Movement Committee." As soon as legal action is taken either by the landlord or the tenants, he usually appears on behalf of the latter. Although he claims to volunteer his services, it is very easy for him to obtain remuneration in the guise of gifts.

Wu Feng-ziang (胡鳳翔),

Committee member of the "Shanghai Municipality Rent



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Reduction Committee."

Wong Zing-tung (王靖東),

Chairman of the Sien Chu (汕府) (Kwangtung) Fellow  
Countrymen's Association, 451 Foochow Road. Owner of  
the Hwa Foong (華豐) Grocery, Rue du Marche.

Wong Wu-soong (王和松),

Owner of the Vee In (唯一) Printing Works, 3 Amoy  
Road. Committee member of the 23rd District Branch of  
the "1st Special District Citizens' Federation." All  
the printed matter bearing on the movement is produced  
at his shop.

Liu Zoong-ying (劉仲英),

Committee member of the 7th District Branch of the  
"1st Special District Citizens' Federation."

Ying Kuo-shiang (邢居善),

Committee member of the 30th District Branch of the  
"1st Special District Citizens' Federation."

Ning Hoong-shien (汪鴻祥),

Committee member of the 35th District Branch of the  
"1st Special District Citizens' Federation."

Wu Soh-ying (吳叔英),

Committee member of the 4th District Branch of the  
"1st Special District Citizens' Federation."

Chu Yoong-ping (朱榮坪),

Committee member of the 3rd District Branch of the  
"1st Special District Citizens' Federation."

Tsoh Ts-zung (祝志純),

Committee member of the 15th District Branch of the  
"1st Special District Citizens' Federation."

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Chu Pao-loo (朱保羅),

Committee member of the 10th District Branch of the  
"1st Special District Citizens' Federation."

Chang Yien-fang (張賢方),

Committee member of the 5th District Branch of the  
"1st Special District Citizens' Federation."

Chao Ts-kung (曹志功),

Committee member of the 12th District Branch of the  
"1st Special District Citizens' Federation."

Wong Lien-fang (王廉方),

Committee member of the 1st District Branch of the  
"1st Special District Citizens' Federation."

Chao Nan-kung (趙南公),

Committee member of the 20th District Branch of the  
"1st Special District Citizens' Federation."

Loo Tseng (羅正),

Committee member of the 38th District Branch of the  
"1st Special District Citizens' Federation."

Chiu Liang-ngooh (丘良玉),

Committee member of the 2nd District Branch of the  
"1st Special District Citizens' Federation."

Pan Tseng-ziang (潘臻祥),

Committee member of the 19th District Branch of the  
"1st Special District Citizens' Federation."

Chiu Kia-liang (邱嘉標),

Committee member of the 6th District Branch of the  
"1st Special District Citizens' Federation."

Yu Yao-chieu (余耀球),

Committee member of the 30th District Branch of the



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"1st Special District Citizens' Federation."

Zung Siao-ling (鄭筱麟),

Committee member of the 35th District Branch of the

"1st Special District Citizens' Federation."

Chow Foo-chang (周輔章),

Committee member of the 7th District Branch of the

"1st Special District Citizens' Federation."

Sung Wei-noong (沈偉農),

Committee member of the 12th District Branch of the

"1st Special District Citizens' Federation."

Standing Committee

This Committee consists of the first five persons named  
on the 1st of members of the Executive Committee.

The Executive and Standing Committees are assisted by a

"ways and means" committee comprised of twenty-one members

and the following staff :-

General Affairs Department:

Chang Yien-fang (張賢芳), Committee member of the

"1st Special District Citizens' Federation."

Lieu Zoong-ying (劉仲英), Committee member of the

7th District Citizens' Association.

Organization Department :

Loo Tseng (羅正), Committee member of the

38th District Branch of the "1st Special District

Citizens' Federation."

Chu Yoong-ping (朱容坪), Committee member of the

3rd District Branch of the "1st Special District

Citizens' Federation."

Mediation Department :

Zung Siao-ling (鄭筱麟), Committee member of the

SHANGHAI MUNICIPAL POLICE.

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35th District Branch of the "1st Special District  
Citizens' Federation."

Sung Wei-noong (沈偉榮), Committee member of the 12th  
District Branch of the "1st Special District Citizens'  
Federation."

Investigation Department :

Chu Pao-loo (朱保聚), Committee member of the 10th  
District Branch of the "1st Special District Citizens'  
Federation."

Chiu Kia-liang (邱嘉鏘), Committee member of the 6th  
District Branch of the "1st Special District Citizens'  
Federation."

Propaganda Department :

Yu Yao-chiu (余耀球), Committee member of the 30th  
District Branch of the "1st Special District Citizens'  
Federation."

Zung Tung-shan (鄭東山), Committee member of the 31st  
District Branch of the "1st Special District Citizens'  
Federation."

The "1st Special District Citizens' Rent Reduction  
Association and the "Shanghai Municipality Rent Reduction  
Movement Committee" are working in concord and, practically  
speaking, are one and the same organization.

Recently the "1st Special District Rent Reduction  
Committee" appealed to the Shanghai City Government and the  
local Kuomintang for the issue of a government decree ordering  
a general reduction in rent. Chen Kiu-foong, the ringleader  
of the movement, is reported to be endeavouring to persuade  
the shopkeepers on Nanking Road to suspend business for half

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a day as a protest against the refusal of their landlords to grant a reduction in the rents.

The "Eastern District Rent Reduction Movement Committee of the Federation of Rent Reduction Movement Committees of the Various Districts in Shanghai" was formed on August 3, 1935. It has an office at Lane 781, 44 Tongshan Road. It controls eight rent reduction sections in the Eastern District of the Settlement and is a rival of the more firmly established "1st Special District Citizens' Rent Reduction Movement Association. As a result of agitation the committee have obtained a reduction of \$3 a month in the rent of houses in one of the alleyways under its control. The following is a list of the committee member :-

Zung Kien-pu (鄭劍波),

An employee of the Tai Yuen (大遠) Company, agent for the sale of State Lottery tickets, living at Lane 343, 6 Ward Road.

Tu Tsung-sung (杜松生),

Headmaster of the Pu Ts (普志) Primary School, Lane 781, 44 Tongshan Road.

Chou Yao-sai (朱耀珊),

An assistant in the Zih Yih (集益) Legal Office, living at Lane 640, 85 Ward Road.

Bei Ching-wung (白錦文),

A school teacher, living at Lane 473, 30 Dalny Road.

Chiu Ping-san (邱平山),

Committee member of the 14th District Branch of the "1st Special District Citizens' Federation, residing at Lane 145, 6 Gordon Road.

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Li Ling-kwan (李令權),

An employee of the Yee Tsoong Tobacco Company, residing  
at Lane 640, 73 Ward Road.

Chen Wen-foh (陳文福),

An employee of the Yee Tsoong Tobacco Company, residing  
at Lane 640, 63 Ward Road.

Koo Ching-fang (顧東方),

An employee of Messrs Jardine Matheson & Co., residing  
at Lane 640, 41 Ward Road.

Tsang Yien-ling (章炎林),

An employee of the Tien Dzu Seasoning Powder Factory,  
residing at Lane 640, 46 Ward Road.

Loo Wen-kwei (盧文貴),

Manager of the Lee Chi (利濟) Printing Works,  
351 Paoting Road.

Soo Kuo-wen (蘇國魂),

A school teacher living at Lane 473, 40 Dalny Road.

Chao Yung-tsing (趙永俊),

Assistant Manager of the Chien Hwa (建華) Printing  
Works, Lane 599 (San Yih Tsung), 29 Tongshan Road.

Hong Chien-siang (項建祥),

Manager of the Ta Shing Ziang (大生祥) Grocery Shop,  
345 Ward Road.

Fang Pao-ling (方寶璘),

Employee of the Yah Chow Electric Supply Company,  
220 Kiukiang Road.

EXTRA-SETTLEMENT ROADS

There are seventeen rent reduction sections on the  
extra-Settlement roads, all of which have registered with the

SHANGHAI MUNICIPAL POLICE.

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"1st Special District Rent Reduction Movement Association."

Of this number, seven have suspended operation as they have failed in the movement, and five have closed down after obtaining a reduction of 10% in rents. Only five are now active. Appendix "A" contains a detailed account of all rent reduction organizations located in the Settlement.

FRENCH CONCESSION

The "2nd Special District Rent Reduction Movement Association" was formed on February 1, 1934, under the auspices of the "2nd Special District Citizens' Federation," 434 Rue Auguste Boppe. It is under the control of a lawyer named Mao Yuin (毛雲), who is the Chairman of the 2nd District (French Concession) Kuomintang, and eighteen committee members of the Federation. It lacks energy and usually leaves agitation for a reduction in rent to the tenants themselves. Five district sections have been formed by the tenants and all of them are registered with the parent body with the exception of one which is affiliated with the "Nantao District Rent Reduction Movement Association." Only three out of the five sections are now active, the remaining two having ceased to function after securing reductions in rent.

NANTAO

The rent reduction movement in Nantao started in June, 1934, when the "Shanghai Municipality Nantao District Rent Reduction Committee" came into existence with an office at No. 1 Ts An Li (老安里), Loo Shiang Yuan Road, Nantao. It was promoted by the following persons :-

Sung Sing-fu (沈星夫),

A native of Hangchow. Formerly a liaison official of the Hire Car Chauffeurs' Union, at present headmaster

SHANGHAI MUNICIPAL POLICE.

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of the Wu An (王安) Primary School located at  
No.1 Ts An Li, Loo Shiang Yuan Road, Nantao.

Nyi Ih-kwan (倪一鰥),

A native of Shanghai. Formerly an assistant in cigarette  
and money exchange shops. At present a teacher of the  
Wu An Primary School.

Sung Shing-ngoo (沈曙吾),

A native of Ningpo. At present a photographer in the  
employ of the Sin Wan Pao and proprietor of the Central  
Photo Studio, Fang Pang Jao, West Gate.

Chen Yuan-ling (陈远龄),

A native of Chinkiang. He is a cotton yarn dealer.

Sung Yui-sung (孙宜生),

A native of Ningpo, a dealer in stone statues.

It is rumoured that in January, 1935, Sung Sing-fu  
suppressed a movement for a reduction in rents then existing  
among the tenants of the Nyi An Li (義安里) and the Jen An  
Li (仁安里), Loo Shiang Yuan Road, Nantao, for which he  
received a present of \$1,000 from the landlord of the property.  
In March, 1935, the owners of some property in the Tseng Nyi  
Li (推義里), Min Kuo Road, complained to the local Chinese  
Authorities that the same man had attempted to extort \$600  
from them by taking advantage of a dispute they had with their  
tenants. The complaint resulted in the association being  
ordered to suspend its activities. For some time past Sung  
and his followers have been endeavouring to induce the local  
Kuomintang to permit them to re-open the association, but so  
far without success. Appendix "C" contains details of the  
rent reduction sections in Nantao and the Chinese City.

SHANGHAI MUNICIPAL POLICE.

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CHAPEI

The "Rent Reduction Movement Federation of the Hongkew and Chapei Districts of the Shanghai Municipality" was promoted in August, 1935, by two committee members of the Kwangtung Fellow Countrymen's Association named Wong Deng-keng (王德敬) and Wu Ts-wei (吳子偉), with an office at 173 Chun Ka Zah Road, Chapei. Shortly after its formation members of the federation made a house-to-house visit in Chapei canvassing for new members who were required to pay \$1 each as entrance fee. The "1st Special District Citizens' Federation," however, complained to the local Kuomintang against the collection of subscription fees from tenants and the federation was compelled to close on September 11, 1935. The promoters, by no means daunted by their failure, recommenced their activities and two days later organized the "Rent Reduction Federation of All Tenants in Shanghai." This movement is still in existence and the promoters continue to collect a subscription fee of \$1 from each new member. Investigations show that the persons connected with the aforementioned rent reduction movement have only one idea, and that is to further their own interests. It is of interest to note that some of the promoters were the organizers of the now defunct "Preparatory Committee for the Erection of a Hall in honour of General Chiang Kai Shek." It is stated that they collected subscriptions totalling \$5,000 of which they misappropriated 90%.

The "Federation of Rent Reduction Movement Committees of Various Districts in Shanghai" came into existence on August 25, 1935. It was formed by a number of undesirable elements from the Nantao and Eastern District Rent Reduction

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Movement Associations and have an office at 13 Station Road, Chapei. Members of this organization are at present engaged in visiting shopkeepers in Chapei, Nantao, and Pootung and obtaining their signatures on a petition to be submitted to the National Government asking that a decree be issued ordering a 40% reduction in rents. The movement is supported by four rent reduction sections in Nantao, eight in the Settlement, one in the French Concession and twenty-one in Chapei.

Particulars of the rent reduction sections located in Chapei are given in Appendix "D".

POOTUNG

At the present time there is no rent reduction movement in Pootung. Between November, 1934 and March, 1935, however, there existed a "Pootung Lan Nyi Doo Branch of the Nantao District Rent Reduction Association." This branch was controlled by Liu Zoong-fu (劉仲甫), owner of the Lee Tai Second Hand Clothes Shop, 249 Lan Nyi Doo Road, and Wong Wu-chun (王武均), owner of the Dong Nyi Lur (同義樓) Teashop, 230 Lan Nyi Doo Road, Pootung. It is reported that these persons were eventually bought over by the landlords.

KIANGWAN

A rent reduction organization known as the "Kiangwan Rent Reduction Committee" came into being in the office of the 7th District Tangpu, 225 Station Road, Kiangwan, in April, 1933, but closed in February, 1935, when the landlords agreed to reduce the rents by 10% to 30%. The leaders of the movement were Chiang Wen-sung (金文生), Chiang Dah-foong (蔣達豐), Li Huh-ming (李洽民) and Yi Chong-yien (吳昌咸), all residents in Kiangwan.



SHANGHAI MUNICIPAL POLICE.

File No.....

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Station, .....

Date..... 19

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Made by.....

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RENT IN ARREARS

Enquiries at the Chinese Estate Owners' Association, 260 Peking Road, reveal that the majority of Chinese tenants in the Central and Western districts of the Settlement are two to three months in arrears in rents, while quite a number are between five and twelve months behind in their payments. In the Eastern district a large proportion of the tenants are five to six months in arrears. General figures regarding Chinese territory are not available, but it is reported that tenants in Chapei are mostly two months in arrears

*B. B. Guenther*

D. I.

D.C. (Special Branch).

*Acting Commissioner of Police,*

*Sir,*

*Information. I recommend that copies of this report be sent to the Secretary-General, Secretary and Treasurer and Comptroller.*

*J. H. Givens*

30 OCT 1935

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE
C. & S. B. REGISTRY.
File No. 3482
S. M. D. DEER
Date April 21, 1934.

REPORT

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie

Forwarded by

Whelan W.D.

Some 30 tenants of the Sz Zeu Li alleyway (Lane 499) Seward Road, held a meeting in the office of the rent reduction section formed by them, House No.14 in the alley, between 8.30 and 9.30 p.m. April 20 and passed the following resolutions:-

1. That the present rentals be reduced by 10%.
2. That the landlords, A.R. Burkill & Sons, 2 Canton Road, be requested to pay the deposit for water meters installed in the houses of the alleyway.
3. That 5 representatives be assigned to approach the landlords in connection with the recent disconnection of water supply to the Dah Shing Dry Cleaning and Dyeing Works, No.497 one of the houses of the block facing Yuenfong Road.

At 10 a.m. April 20, a foreigner together with a Chinese who claimed to be representatives of the landlords arrived at the Mei Lee Dry Cleaning and Dyeing Works, No.420A Route Pere Robert, and after instructing the inmates to vacate their premises, which the latter did, locked up the concern. This action was alleged to have been taken in consequence of non-payment of rent in arrears by the tenants. The tenants however, succeeded in forcing the lock the same evening.

At a meeting held in the office of the 7th Branch of the 2nd Special District Citizens' Federation, No.9 Zung Tuh Li, Route Pere Robert, at 6 p.m. the representatives of the tenants of 418, 420, 420A, 420B, 420C, 420D, 420E and 420F, passed the following resolutions:

1. That the case be reported to the French Police.
2. That should the police refuse to consider the case, the tenant of house 420A take legal proceeding against the

SHANGHAI MUNICIPAL POLICE.

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Subject (in full).....

Made by.....Forwarded by.....

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rent collectors.

3. That assistance be solicited from the public in connection with the case, and a manifesto be issued to this effect.

*R. W. Mac Adie.*

D. S.

Officer i/c Special Branch.

*Fale. Cohen  
sent to DC (Div)  
21/4/34  
JH*

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE
C. & S. B. REGISTRY.
S. No. <u>3482</u>
Date <u>20.1.1934</u>

Subject (in full) Rent Reduction Movement.

Made by D.S. Mac Adie

Forwarded by Whanman DSS

The tenants of Zung Sing Faung (誠信坊) (Lane 343), Ward Road, have organized a rent reduction with an office at House No.3 in the alleyway.

In connection with the sealing orders on houses Nos. 10, 12, 55 and 69 of Hung Shou Faung, Mapai Road (Vide previous report on subject) the rent reduction section organized by the tenants of the alleyway recently despatched a petition to the Chinese Authorities as well as various local bodies urging them to render assistance to the tenants in order to have the above grievance righted.

The Chapei District Rent Reduction Association despatched on April 19 a circular soliciting assistance from the Central Kuomintang and the National Government in connection with the rent dispute.

*File  
Whanman  
Dc (DSS) + Dc  
JR*

R. W. Mac Adie  
D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. B-REGISTRY.

REPORT

S. No. D. 3482  
Date April 18, 1934

Subject (in full) Rent Reduction Movement.

Made by D.S. Mac Adie Forwarded by Whelan JPS

The Pao Hwa Li Section of the Rent Reduction Committee, 1269 Pao Hwa Li, Singke<sup>o</sup>pang Road, has decided that should the landlords of the alleyway, Messrs Lester, Johnson & Morriss, No. 1 Kiukiang Road, erect a bamboo fence around the alleyway, aged persons and women living in the alleyway be assembled to prevent the erection at any cost. The tenants were ordered to vacate the premises by the end of March in order to enable the landlord to pull down the houses but have not done so. They are now endeavouring to induce the landlords to postpone the demolition of the block to June 31, 1934.

At 3 p.m. April 17, two representatives of the tenants of the Hung Shou Faung, Mapai Road, called at the Shanghai Municipality Rent Reduction Committee and requested the body to notify the landlords to have the sealing orders on houses Nos. 10, 12, 35 and 69 in the alleyway cancelled within two days, distress warrants being recently served on these premises in consequence of a suit filed by the landlords for non-payment of rent in arrears. They were promised consideration of their request by a member of the Committee.

The tenants of Lane 356 (Ming Zung Faung 敬慎坊), Boulevard de Montigny, have formed a rent reduction section with an office established in the 4th Branch of the 2nd Special District Citizens' Federation, No. 132 Rue Eugene Bard.

In opposition to the order of the landlords instructing them to vacate their premises at the end of April, the tenants of the Fu Zung Li (富潤里) and Tuh Zung Li (德潤里), Kiu Mau Dee, Nantao, have organized a

SHANGHAI MUNICIPAL POLICE.

File No.....

REPORT

Station,  
Date.....19

Subject (in full).....

Made by..... Forwarded by.....

- 2 -

cooperative association with an office at House No. 99  
Fu Zung Li.

R. W. Mac Arthur  
D. S.

Officer i/c Special Branch.

File  
Copies sent to  
D.C. (D.W.) & D.O.  
H.B.

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. \_\_\_\_\_  
C. & S. B. REGISTRY.

REPORT

S. No. D 3000  
Date April 14, 1934

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie

Forwarded by Whelan D.S.

Nineteen members of the Settlement District Rent Reduction Association at a meeting held in their office, Chinese Chamber of Commerce building, North Soochow Road, between 2p.m. and 4 p.m. April 14, passed the following resolutions:-

1. That assistance be rendered to various sections in their negotiation with landlords over rent disputes.
2. That a list of unoccupied houses in the Settlement be compiled.

Resolution 2 is the outcome of a letter addressed to the Association by the 21st Branch of the 1st Special District Citizens' Federation. The Branch in question holds the opinion that the fact that numerous houses in the Settlement are left vacant is due to the high rentals charged and requests the Association to ask the S.M.C. to collect Municipal Rates for these houses from the landlords should the property of the latter remain unoccupied at the expiration of a certain period to be set by the Council. The Branch also stipulated as an alternative to the above measure that these vacant premises be converted into Reformatories for Beggars under the joint auspices of the S.M.C. and local legal bodies.

Information. Office  
sent DC(Div) & D.S.

The Robertson  
Officer

Officer i/c Special Branch.

R. W. Mac Adie

D. S.

16/4

16/4

file  
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SHANGHAI MUNICIPAL POLICE.

REPORT

Date

SHANGHAI MUNICIPAL POLICE
C. & S. B. REGISTRY.
3482/1
1937
11 4 311

Subject (in full) Rent Reduction movement.

Made by D. S. Mac Adie

Forwarded by W. Duncan ASD

Arrangements are now being made by the trade associations with offices in Nantao to form a "Rent Reduction Acceleration Association of Various Local Trade Associations".

Some 200 persons who claimed to be residents on Tung meng Road, Small East Gate, City, held a meeting in the office of the Fruit Dealers' Association/the thoroughfare in question in the morning of April 10, and formally inaugurated the Tung Meng Road Rent Reduction Section. During the proceedings, it was decided that rent be paid at 70% of the present rate.

R. W. Mac Adie

D. S.

Officer i/c Special branch.

File.  
Copies sent to  
DC(Div) & DCS

JR



SHANGHAI MUNICIPAL POLICE.

REPORT

Date

SHANGHAI MUNICIPAL POLICE
File No.
C. & S. B. REGISTRY.
S. No. 1D 3482/1
Date Apr 10/ 1934

Subject (in full) Rent Reduction movement.

Made by D. S. Mac Adie

Forwarded by

Whouncan DSS

At a meeting held in their office at 2 p.m.

April 9, some 40 members of the Chapei District Rent Reduction Association, 18 Kiaotung Li, Kiaotung Road, decided to make appeals to the Central Government at Nanking as well as the local City Government. It was also resolved that the latter be requested to convene a conference of landlords and tenants in Chapei to settle the existing dispute over rent reduction.

R. W. Mac Adie

D. S.

Officer i/c Special branch.

FILE  
reference sent to  
DC (Div) & DCS  
JR.

SHANGHAI MUNICIPAL POLICE.

REPORT

S. No. 1D 3482/1  
Date April 7, 1934

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie

Forwarded by

W. Duncan D.S.

At 9 a.m. April 6, a number of workmen employed by the landlords, Messrs. Lester Johnson & Morris, appeared at the Pao Hwa Li, (宝华里) corner of East Seward and Singkeepang Roads, and commenced to erect a bamboo fence surrounding the block which comprises some 140 houses, as a preparatory step to demolish the premises. They were however prevented by the inmates from carrying out their work. The tenants who were ordered at the beginning of January, 1934, by the landlords to vacate their houses, have been agitating for the rescission of the instruction and to further this aim, they have organized a rent reduction section with offices at No. 1269 Singkeepang Road (Vide previous reports on subject).

Between 5 and 6 p.m. April 6, some 15 persons who claimed to be representatives of the Sing Nyi Faung (新义坊) Alleyway, Rue Bougeat, held a meeting in the office of the 8th Branch of the 2nd Special District Citizens' Federation, No. 9 Sung Tuh Li, Route Pere Robert, and passed the following resolutions:-

1. That lawyer Wong Bei Yuen (王培元) be engaged as legal advisor of the tenants in order to facilitate the negotiation with the landlords for reduction in house rent.
2. That the rent of the premises facing the street be reduced by 20% and those in the alleyway by 10% of the present rate.
3. That assistance be solicited from the 2nd Special District Citizens' Federation and other local public bodies in connection with the rent reduction movement.

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

Station, .....  
Date ..... 19 .....

Subject (in full) .....

Made by ..... Forwarded by .....

- 2 -

The tenants of nine of the houses in the alleyway  
have been sued by the landlords for nonpayment of house  
rent for the last three months.

*R. W. Mac Adie*

D. S.

Officer i/c Special Branch.

*File. Cohen's  
sent to DC (Dir)  
& D.O.  
JR*

*See also Wayside Misc. file No 978 if  
correspondence between Peter Johnson & Morris  
& D.O. J. also reports in, Inspector's wayside).*

SHANGHAI MUNICIPAL POLICE.

Misc. File No. 99/34

REPORT

Wayside Station,

Date April 6th, 1934.

Subject (in full) Proposed Demolition of 140 Houses at East Seward Road and  
Singkeipang Road Corner.

Made by and Forwarded by D.I. Wardrop.

Sir,

At the beginning of January, 1934, Messrs. Lester Johnson & Morriss, No. 1 Kiukiang Road, served notice on the tenants of 140 houses at the North-west corner of East Seward and Singkeipang Roads, to terminate their tenancy on 31-3-34, as they, the landlords, proposed to demolish and re-develop their property.

On receipt of above notice, the tenants formed a tenants' association, known as the Pao Hwa Li, Branch Office of the 6th. Division of Shanghai 1st. Special District Peoples Association, with office at No. 1269 Singkeipang Road.

Since the formation of the above association, negotiations have been going on in order to have the notice to vacate the premises recinded by the Company, and apparently the tenants are under the impression that they were granted a further three months grace.

At 9a.m. 6-4-34, a number of workmen employed by Messrs. Lester Johnson & Morriss, appeared on the property and commenced to erect a bamboo fence with the intention of closing the property in and forcing the tenants to move out.

The above action was resented by the tenants, who gathered around the workmen, causing them to cease operations.

Later, about thirty of the tenants came to the Police Station, where they were advised not to cause any trouble, but to negotiate with the landlords quietly for a settlement of the matter.

The Manager of Messrs. Lester Johnson & Morriss was informed of the situation by D.O. "D", and advised that it would be better in order to avoid any trouble, that a Court order be obtained from the 1st. S.S.D. Court before taking any further action in the matter. The work of erecting the bamboo fence has meantime

SHANGHAI MUNICIPAL POLICE.

REPORT

Station, .....

Date ..... 19

Subject (in full) .....

Made by ..... Forwarded by .....

been suspended.

No house rent has been paid since receipt of the notice  
to terminate tenancy.

I am, Sir,

Your Obedient Servant,

*R Wardrop,*

D. I.

*Ph*  
~~D. D. O. D.~~

Officer i/c Special Branch.

*SI*  
*Special Agent*  
*Anti-Rioting Squad*  
*7/4/34*

*Whe*

SHANGHAI MUNICIPAL POLICE.

REPORT

File No. \_\_\_\_\_  
SHANGHAI MUNICIPAL POLICE  
S. C. S. S. REGISTRY.  
Date April 11 D 5 34826  
Date 5 1 11 1211

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie

Forwarded by

W. H. Duncan D.S.

Some 15 persons who claimed to be representatives of various rent reduction sections in Chapei held a meeting in the Dah Chung Hwa (大榮華) Restaurant, No. 13 Paoshan Road, Chapei, between 2 p.m. and 3 p.m. April 4, decided to notify the sections in the District to defray the expenses in connection with the carrying out of appeals to the Shanghai City Government.

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

File  
Cubis sent to  
DC (Div) & D.O.s  
HP

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. **C. S. R. REG. D.Y.**  
**No. D. 3482/1**  
Station **4, 1, 34**  
Date **Apr 4, 1934**

REPORT

Subject (in full) Rent Reduction Movement - list of rent reduction  
sections organized by the tenants of various alleyways in the Settlement.  
Made by D.S. Mac Adie Forwarded by Whomear D.S.

Attached herewith is an up to date list of  
rent reduction sections organized by the tenants of  
various alleyways in the Settlement. This does not  
include the Branches of the 1st Special District Citizens'  
Federation which are acting as District Offices of the  
Rent Reduction Committee.

*R. W. Mac Adie*  
D. S.

Officer i/c Special Branch.

*File  
Cubert sent  
to DC (Dw)  
& Dos  
H2*

List of Rent Reduction Sections organized by  
Various Alleyways in the Settlement

<u>Name</u>	<u>Office</u>
Chung An Li (均安里) Rent Reduction Section.	Wong Foh Kee (21638) Rice Shop, Chekiang Road.
Yueh Chung Faung (越中坊) Rent Reduction Section.	No.3 Yueh Chung Faung, Pakoi Road.
Ching Yu Li (慶裕里) Rent Reduction Section.	No.326 Ching Yu Li, Chungking Road.
Pao Zou Li (寶壽里) Rent Reduction Section.	Lane 107 No.5 Honan Road.
Soe Sung Li (少陽里) Rent Reduction Section.	No.5 Soe Sung Li (Lane 62) Shantung Road.
Yu Tuh (裕德), Ching Sing (榮星), Pao An (寶安), and Sing Yu Li (榮裕) Joint Rent Reduction .	Lane 514 (Pao An Li) No.31 Haining Road.
Sz Zou Li (師壽里) Rent Reduction Section.	No.14 Sz Zou Li (Lane 449) Seward Road.
Tuh An Li (德安里) Rent Reduction Section.	No.5 Tuh An Li (Lane 520) North Shanse Road.
Chuin Yih (均益) and Ching Ziang Li (慶祥) (Boundary Road) Rent Reduction Section.	No.78 Wan Ling Li, Singkiang Road, Chapel.
San Zou Li (山壽里) Rent Reduction Section.	1127 San Zou Li, Broadway.
Zou Ping Li (壽平里) Rent Reduction Section.	No.127 Zou Ping Li, Ward Road.
Pah Foh (柏柏), Pah Loh (柏祿), and Pah Zou (柏壽) Li Joint Rent Reduction.	No.7 Pah Loh Li, Yangchow Road.
San Sing (三杉) and San Ming (三民) Faung Joint Rent Reduction Section.	No.16 San Ming Faung, Yangchow Road.
Ling Cheng Faung Rent Reduction Section.	No.22 Ling Cheng Faung, Linsheng Road.
Feng Sung Li (鳳生里) Rent Reduction Section.	No.25 Feng Sung Li, Broadway.
Sung Zung Li (順成里) (Lane 159) Rent Reduction Section.	No.225 Lane 159 Chow Ka Ba Road, Yangtsesepoo.



<u>Name</u>	<u>Office</u>
Chusan Li (册山里) Rent Reduction Section.	No.14 Chusan Li, Chusan Road.
Doong Shing Li (同兴里) Rent Reduction Section.	No.39 Doong Shing Li, Kwenming Road.
Lih Tsong Li (立中里) Rent Reduction Section.	No.50-51 Lih Tsong Li, (Lane 369) Yochow Road.
Pao Wah Li (宝华里) Rent Reduction Section.	No.1269 Pao Wah Li, Singkeepang Road.
Way San Li (雁山里) Rent Reduction Section.	No.336 Way San Li, Broadway.
Fan Sung Li (蕃生里) Rent Reduction Section.	No.3 Fan Sung Li (Lane 685), East Seward Road.
Doong Tsung Li (同春里) Rent Reduction Section.	No.110-113 (Lane 660) Doong Tsung Li, Broadway.
Ng Foh Li (五福里) Rent Reduction Section.	No.17 Ng Foh Li (Lane 635) Tongshan Road.
Ming Yuan Faung (明园坊) Rent Reduction Section.	No.99 Ming Yuan Faung, (Lane 772) Ward Road.
Ming Tuh Li (明德里) Rent Reduction Section.	Ming Tuh Li No.384/Chaoufoong Road.
Jen An Li (仁安里) Rent Reduction Section.	No.16 Jen An Li, Kuling Road.
Foh Yuen Li (福源里) Rent Reduction Section.	Lane 519 No.9 Connaught Road.
Markham Li (麦加里) Rent Reduction Section.	No.84 Markham Li, Markham Road.
Hung Zeu Faung (洪寿坊) Rent Reduction Section.	No.58 Hung Zeu Faung, Mapai Road.
Hai Fong Tsung (海防坊) Rent Reduction Section.	No.52 Hai Fong Tsung, Haiphong Road.
Pu Yih Li (普益里) Rent Reduction Section.	No.16 Pu Yih Li (Lane 809) Avenue Road.
Chia Woo Li (嘉味里) Rent Reduction Section.	No.46 Hart Road.
Doong Zeu Li (同聚里) Rent Reduction Section.	No.21 Doong Zeu Li, Chengtu Road.

<u>Name</u>	<u>Office</u>
Yeu Tuh Li (有德里) Rent Reduction Section.	Yeu Tuh Li, Pootoo Road.
San Woo Li (三和里) Rent Reduction Section.	No.900 Ferry Road.
Bei Tuh Li (培德里) Rent Reduction Section.	No.83 Bei Tuh Li, Singa Road.
Dah Shing Li (大興里) Rent Reduction Section.	No.9 Dah Shing Li, Chengtu Road.
East and West Ziang Shing Li (東西莊里) Joint Rent Reduction Section.	No.879 Ziang Shing Li, Tatung Road.
Lien Pao Li (聯寶里) Rent Reduction Section.	No.38 Lien Pao Li, Connaught Road.
Yuen Ma Li (源美里) Rent Reduction Section.	1176 Gordon Road.
San Shing Li (三星里) Rent Reduction Section.	388 San Shing Li, Connaught Road.
Nan Yao (南橋) (Lane 337) Rent Reduction Section.	No.76 (Lane 337) Ferry Road.

## SHANGHAI MUNICIPAL POLICE.

## REPORT

S.1, Special Branch

Date April 4, 1934

SHANGHAI MUNICIPAL POLICE
File No. 34821
RECORDS
Date April 4, 1934

Subject (in full) Rent Reduction Movement.

Made by D.S. Mac Adie

Forwarded by

W. Duncan D.S.

Some 10 committee members of the Chapei District Rent Reduction Association at a meeting held in their office, 18 Kiaotung Li, Kiaotung Road, Chapei, between 2 p.m. and 3 p.m. April 2 decided to notify tenants in Chapei to withhold commencing from the current month payment of rent to landlords but deposit same in banks.

A compromise has been reached between the tenants of the block entitled Hung Meu Li, Boulevard de Montigny. The landlords have agreed to reduce from March, 1934 the rent of the houses facing the street occupied by shops by 10%.

Some 49 persons who claimed to be representatives of various local rent reduction sub-offices and sections held a joint meeting in the Chinese Chamber of Commerce Building, North Soochow Road, between 3 and 4 p.m. April 3 and decided to appeal within a week to the Shanghai City Government at the New Civic Centre as well as the Provisional Advisory Council of the Municipality of Greater Shanghai, 21 Kiaochow Road, for assistance in connection with the rent dispute.

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

Copies sent  
DC (Dns) & Dns

JR

SHANGHAI MUNICIPAL POLICE.

S. 1, Special

REPORT

Date..

SHANGHAI MUNICIPAL POLICE
File No. 3482/1
C & S. S. REGISTRY.
APR 3 1934

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by

W. Duncan 1557

Two hundred and twenty representatives of local various public bodies engaged in the rent reduction movement held a meeting in the Chinese Chamber of Commerce, North Soochow Road, at 3 p.m. March 30 when the following resolutions were discussed and passed :-

1. That a delegation of sixteen members be appointed to appeal to the Shanghai City Government at 10 a.m. March 31 for assistance in the movement, and that should this appeal bring forth no result, another call be made at the same organ before April 10.
2. That the Chinese Estate Owners' Association be requested to give a definite reply to the request for rent reduction.
3. That local property owners be requested to give a definite answer to the request for rent reduction.
4. That the scale of rent reduction be adhered to.
5. That the National Government be requested to instruct local judicial authorities not to accept any application filed by local landowners in connection with the non-payment of rentals by tenants, pending a settlement of the dispute.
6. That the Chinese Bar Association be urged not to accept any cases from landlords in connection with the non-payment of rentals.
7. That local journalists be urged to use their good offices in propagating the rent reduction movement.

In compliance with the decision reached at the meeting held on March 30, sixteen representatives of rent reduction movement committee called at the Shanghai City Government and interviewed Mr. O.K. Yui, Chief Secretary of the Government. They appealed for assistance in the

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

Station, .....

Date.....19

Subject (in full).....

Made by.....Forwarded by.....

- 2 -

movement when they were told that the Shanghai City Government would convene a general meeting of representatives of local legal organizations to discuss the matter, whereupon they withdrew.

R. W. Mac Adie.

D. S.

Officer i/c Special Branch.

FILE  
C. W. Mac Adie  
Del  
for

SHANGHAI MUNICIPAL POLICE.

S. 1, Special

REPORT

Date

File No.  
SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.  
Branch  
No. D-3482/1  
Date March 27, 1934  
Date 27/3/34

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by

Whelan D.S.

At 4.15 p.m. March 26 five persons who claimed to be delegates of the Rent Reduction Movement Committee organized by various local schools on leased premises appealed to the Shanghai City Government and requested the organ to publish without further delay the rate of reduction in rentals paid by schools they represented in order to enable them to curtail their expenditure. The students alleged that if the rents were reduced they would be required to pay less for their tuition. The callers were promised by a staff employee of the organ due consideration of their request.

Some ten committee members of the Chapei District Rent Reduction Association at a meeting held in their office, No.18 Kiaotung Li, Kiaotung Road, Chapei, between 3 p.m. and 4 p.m. March 26 decided to convene a general representative meeting of various sections in Chapei, and to carry out an extensive appeal campaign to the Shanghai City Government in the near future.

R. W. Mac Adie.

D. S.

Officer i/c Special Branch.

File  
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to (Div)  
+ Dis  
JR

SHANGHAI MUNICIPAL POLICE.

S. 1, Special Branch

REPORT

Date March 26, 1935

Subject (in full) Rent Reduction Movement

File No.  
SHANGHAI MUNICIPAL POLICE  
Case No. 3482/1  
Station  
Date 26/3/35

Made by D.S. Mac Adie

Forwarded by Whonean APT

Some eighty tenants of Lane 159 Chow Ka Ba Road, Yangtszepoo, held a meeting in the office of the rent reduction section of the alleyway at House No.222 between 2.30 p.m. and 4.30 p.m. March 25 and decided to assist the tenants of some ten houses of the Yung Shing Li (Lane 11) Sungpang Road in connection with the rent reduction movement.

The Nantao District Rent Reduction Association was on March 25 removed from No.2 Yung Ching Li, Min Kuo Road, to the Young Men's Lecturing Group Society, 1032 Chung Hwa Road, Small West Gate, City.

R. W. Mac Adie.  
D. S.

Officer i/c Special Branch.

File  
Copies sent  
to DC (Div)  
& DO's  
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SHANGHAI MUNICIPAL POLICE.

S. 1, Special

REPORT

Date

SHANGHAI MUNICIPAL POLICE  
C. & S. REGISTRY.  
File No. 3482/1  
Date Mar 24, 1934

Subject (in full) Rent Reduction movement

Made by D.S. Mac Adie

Forwarded by

W. Duncan DSS

The Settlement District Rent Reduction Association,  
Chinese Chamber of Commerce building, north Soochow Road,  
addressed on March 23 on behalf of the tenants of Jen An Li,  
Kuling Road, a letter to the 1st Special District Court.  
The document states that the tenants in question have  
deposited their rent in banks pending a settlement of the  
rent reduction movement, and requests the Court not to issue  
distress warrants for which the landlords will sooner or  
later apply to the Authorities.

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

Full  
copy  
Dec 1934  
52



SHANGHAI MUNICIPAL POLICE.

S. 1, Special Branch

REPORT -

Date March 22, 1934

SHANGHAI MUNICIPAL POLICE
RECEIVED & REGISTRY.
No. <u>D 3482/1</u>
Date <u>22</u> / <u>3</u> / <u>34</u>

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by Whuncan DSS

Some twenty persons who claimed to be representatives of various shops on North Soochow Road between North Honan Road and North Shanse Road held a meeting in the office of the 15th Branch of the 1st Special District Citizens' Federation, No. 5 Teh An Li, North Shanse Road between 5.30 p.m. and 6.30 p.m. and decided that the notice of the China Realty Company (the landlords) ordering them to vacate their premises be ignored and that lawyers be engaged to settle the dispute through legal channels.

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

File. Copies  
sent to DC(Daw) & DO

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SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE
File No. B-REGISTRY.
No. D 3482/1
Date March 21 1934

S. 1, Special Branch

REPORT

Date

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by

W. Duncan D.S.

The Settlement District Rent Reduction Association issued on March 20 a circular instructing the tenants of various lanes who have organized or are making preparations for the formation of rent reduction sections to register with the Association not later than March 23. The notice also intimates that those organizations which are not on the membership list of the Association will not be given assistance in connection with rent disputes.

It is reported that the Association is in dire need of funds for its maintenance and will charge the sections applying to it for membership a registration fee of \$5.00 each.

The Haiphong Tsung Alleyway Rent Reduction Section with offices at House No.52 in the alleyway, and the 3rd Sub-office of the Chapei District Rent Reduction Association, No.1 Yung Ziang Li, Tatung Road, Chapei, held meetings in their respective offices on March 20 when resolutions of the usual order in connection with the movement were passed.:

R. W. Mac Adie.

D. S.

Officer i/c Special Branch.

File. Copies  
sent DC (Div) & DCO

JR

SHANGHAI MUNICIPAL POLICE.

Sl, Special Branch

REPORT

Date March 20, 1934.

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by

W. Duncan D.S.

The tenants of the following alleyways have each formed a rent reduction section :-

Lane 159 Chow Ka Ba Road with offices at No.222 in the alleyway.

Lane 772 Ward Road with offices at House No.99 in the alleyway.

Ting Nyih Li (鼎業里), Jessfield Road.

On March 17 the tenants and the landlords of the Tao Teh Li, Avenue Foch, French Concession, came to an agreement in settling the rent dispute. The rent will be reduced by \$5.00 per house per month.

In connection with the suit filed by the China Realty Company against the tenants of 516 and 552 North Soochow Road, the Ching Chong Iron Shop and the Lih Chong Metal Shop, for refusing to remove from their premises when their lease expired on March 1, 1934 (Vide Report on subject dated 16/3/34), the 15th Sub-Office of the Settlement District Rent Reduction Association, No.5 Tuh An Li, North Shansse Road, and the Tuh An Li Section at the same address have issued a joint manifesto in support of the above two shops. The manifesto apart from denouncing the steps taken by the concern against the shops as being cruel measures of oppression solicits assistance from the public to compel the landlords to abandon their decision.

R. W. Mac Adie  
D. S.

Officer i/c Special Branch.

File  
Exhibit  
to D.C. (D.S.) 8 D.O.  
JH

SHANGHAI MUNICIPAL POLICE.

S. 1, Special Branch & S. B. REGISTRY.

REPORT

Date March 17, 1934  
File No. 3482/1  
Date 17.1.34

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by W. Duncan D.S.

Some twenty committee members of the Settlement District Rent Reduction Association at a meeting held in their office in the Chinese Chamber of Commerce building, North Soochow Road, between 3 p.m. and 3.45 p.m. passed the following resolutions :-

1. That assistance be rendered to the tenants of the Tung Hai Li (通海里), Tungchow Road, the water supply to which alleyway has been disconnected since December 19, 1933 (Vide I.R. 29/12/33), in inducing the landlords to have the water supply re-connected forthwith.
2. That efforts be made to prohibit the San Ming Faung and Sin Yangchow Road Ming Faung Tenants Self Control Committee from functioning on the ground that the body encroaches on the authority of the San Ming Faung and Sin Ming Faung Rent Reduction Section.
3. That a letter be addressed to the estate owners urging them to comply with the measures stipulated by the Shanghai Municipality Rent Reduction Committee.
4. That further appeals be made to the National Government and the Central Kuomintang with a view to asking them to order a general reduction in house rent.
5. That the Chinese Authorities be requested to prohibit calculation of rent according to the lunar calendar.

The meeting was presided by Chen Kiu Feng (程九丰), a committee member of the 1st Special District Citizens' Federation.

Under the auspices of the 6th Sub-Office of the Settlement District Rent Reduction Association, fifty tenants of the Sz Zeu Li (邵善里) (Lane 449) East Seward Road, held an urgent meeting in the above organ at House No.14 in the same alleyway between 8 p.m. and 9.30 p.m. March 15 and discussed the circular

SHANGHAI MUNICIPAL POLICE.

File No. ....

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Station, .....

Date ..... 19

Subject (in full) .....

Made by ..... Forwarded by .....

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notice from the Shanghai Water Works Company asking them to sign a contract for supply of water and pay a deposit.

The following resolutions were passed :-

1. That the notice be ignored.
2. That in the event of the water supply being disconnected in consequence of non-compliance with the above circular, the tenants be urged to obtain water from those who have paid their deposit to the Shanghai Water Works Company. (It is reported that several tenants of this alley have already signed a contract with the Water Works Company.)

The landlords (The China Realty Company) have filed a suit with the Court against the tenants of 516 and 552 North Soochow Road, the Ching Chong Iron Shop and the Lih Chong Metal Shop, for refusing to remove from the premises when their lease expired on March 1, 1934. These two shops have requested the 15th Sub-Office of the Settlement District Rent Reduction Association to convene a general meeting of residents in the District to discuss the matter and are prepared to put forth during the meeting a resolution that the whole body of the tenants of the Tuh ~~Li~~ Li (Lane 520) North Shanse Road, which is also the property of the same concern, should withhold payment of rent if the landlords insist on the removal of the shops.

The tenants of the Zoong Nyih Li (崇業里), North Szechuen Road, O.O.L. have formed a rent reduction section and are agitating for a reduction of 30% in rent.

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

File  
Ref. sent  
to DC (Dis)  
& Don  
JH

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE
File No. 3482/1
S. B. REGISTRY.
Date March 15, 1934

REPORT

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie

Forwarded by *Whelan D.S.*

The tenants of the Feng Sung Li (鳳生里), Muirhead Road and those of the Hai Fong Tsung (海防都), Haiphong Road, have each formed a rent reduction section with offices in House No.25 and House No.52 in their respective alleyways.

The whole body of the committee members of the Settlement District Rent Reduction Association will hold a meeting in their office in the Chinese Chamber of Commerce building, North Soochow Road, at 2 p.m. March 15.

The tenants of the Sz Zeu Li (斯魯里) (Lane 449) East Seward Road, received on March 10 a circular notice from the Shanghai Water Works Company, asking them to call at the office of the concern to sign a contract for the supply of water and to pay a deposit, the water charges of these houses being formerly included in the house rent. As a consequence the tenants have decided to adopt the following measures:-

1. That the landlords be requested to negotiate with the Shanghai Water Works Company for the cancellation of the above decision, and that they be informed at the same time that the tenants will hold them responsible for losses incurred as a result of the disconnection of water supply on account of their failing to compromise with the Shanghai Water Works Company.
2. That commencing from March, 1934, the rentals be paid at reduced rates and that should the landlords refuse to accept them, the amount be deposited in banks.

*R. W. Mac Adie*  
D. S.

Officer i/c Special Branch.

FILE

*Copies sent to D.C. (D.S.) & D.S. JR.*

SHANGHAI MUNICIPAL POLICE.

S.1, Special

REPORT

Date

File No.	SHANGHAI MUNICIPAL
S. B. REG. NO.	3482/1
No.	1934
Date	13/3/34

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by

W. Duncan D.S.

The Lodging House Owners' Association, No.224 Woo Loh Faung, Foochow Road, addressed on March 11 a letter to the Estate Owners' Association asking the landlords to reduce the rent of premises occupied by lodging houses in order to enable people in the latter trade to maintain their business.

Some thirty persons claiming to be representatives of the tenants of the Lincheng Faung (臨青坊) (Lane 126) Lincheng Road, held a meeting in the Lincheng Primary School, House No.22 of the same alleyway and formally inaugurated a rent reduction section with an office established in the above school. At the conclusion of the meeting, Zung Kiu Feng, a member of the 1st Special District Citizens' Federation, who was sent by the Federation to supervise the formation of the section, addressed the attendance stating that the members of the Hau Ngoeh Wing Case Support Committee against whom summonses were issued on suspicion of being concerned in interference in the lawful discharge of public function, were all enthusiastic elements in the local "people's movement". He urged the attendance to support these committee members and to attend the 1st Special District Court in the afternoon of March 14 when the next hearing of the case will take place.

Thirteen members of the Zung Yang Li Rent Reduction Section organized by the tenants of the above alley, Rue du Marche, held a meeting in the office of the 5th Branch of the 2nd Special District Citizens' Federation, No.284 Rue Capitaine Habier, and passed the following resolutions :-

1. That the stipulation of the landlords of the Zung Yang Li Alleyway to reduce the rent of the houses facing the street by \$3.00 and that of premises in the alleyway by \$1.50 per

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

..... Station,

Date..... 19

Subject (in full) .....

Made by .....

Forwarded by .....

- 2 -

month be accepted provided that the reduction be affected commencing from January, 1934.

2. That the landlords be informed that the above agreement is only valid for the time being and that they (the landlords and the tenants) should both abide by the general terms, if there be any in future, in settlement of the local rent reduction movement.

The tenants of the Zu An Faung (聚安坊), Shiang San Road, Chapei, formally inaugurated a rent reduction section on March 12 with an office established in House No.5 of the above alleyway.

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to DC (Div)  
+ D.O.  
JR

R. W. Mac Adie.  
D. S.

Officer i/c Special Branch.

FILE  
JR



SHANGHAI MUNICIPAL POLICE.

S.1, Special Branch

REPORT

Date March 12, 1934

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by W. Duncan D.S.

As a protest against the decision of the landlords to increase the rent by about 100%, the tenants of the Zou Ping Li Alleyway, Ward Road, who have a rent reduction section of their own, filed a suit with the Shanghai 1st Special District Court. The suit was heard on March 10 when the Court dismissed the case and ordered the tenants to pay the costs of both sides.

Some eighty members of the 17th and 28th Branches of the 1st Special District Citizens' Federation, with offices at No.290 Zung Ts Li, North Szechuen Road, and No.875 Tuh Shing Li, Boone Road, respectively, held a meeting in the Yuen Chi Benevolent Society, No.812 North Szechuen Road, between 3 p.m. and 4.30 p.m. March 11. Wong Chien Ngh (王劍謨), a member of the 17th Branch, who presided, made a report on the case of one Wu Yung An (吳永安) collecting funds from shops and tenants in the district without the authority of the body. Discussions in connection with rent reduction movement were made and it was decided that the 17th and 18th Branches organize a joint Sub-Office to accelerate the movement.

Some 48 Chinese who claimed to represent an equal number of public bodies including the Soy Shop Owners' Association, and the Hire Car Chauffeurs' Union, held a meeting in the office of the first mentioned organization, No.248 Miao Hsu Yuan Road, City, between 2.30 p.m. and 4 p.m. March 11 and formally inaugurated the "Nantao District Rent Reduction Association".

Some 100 persons claiming to be representatives of the residents on Jukong and Paoshan Roads, Chapel, held a

See File  
D. 1223

SHANGHAI MUNICIPAL POLICE.

File No.....

REPORT

.....Station,

Date.....19

Subject (in full).....

Made by.....Forwarded by.....

- 2 -

meeting in the office of the Chapei District Rent Reduction Association, No.18 Chiaotung Li, Chiaotung Road, Chapei, on March 11 and decided to notify the tenants of various alleyways in the above two thoroughfares to organize rent reduction sections without delay.

R. W. Mac Gie

D. S.

Officer i/c Special Branch.

Copies sent  
to DC (Sec) & DCS  
FILE  
JR

SHANGHAI MUNICIPAL POLICE.

S. 1, Special Branch

REPORT

Date

SHANGHAI MUNICIPAL POLICE	
C. & S. B. REGISTRY.	
No. <b>D</b>	<b>3482/1</b>
March <b>10</b>	<b>1935</b>
Date	

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by

Whuncan

The 17th Branch of the 1st Special District Citizens' Federation, No.290 Zung Ts Li (仁智里), North Szechuen Road, which is acting as the 17th Sub-Office of the Settlement District Rent Reduction Association will convene a general representative meeting of tenants in the District in the Zung Chi (仁濟) Benevolent Society, No.812 North Szechuen Road, for 2 p.m. March 11.

Eleven persons who claimed to be representatives of various sub-offices of the Settlement District Rent Reduction Association held a meeting in the Chinese Chamber of Commerce Building, North Soochow Road, between 2.30 p.m. and 3.30 p.m. March 9 and passed the following resolutions :-

1. That the Judicial Authorities be requested to punish Wu Yung Nien (吳永年), a member of the 17th Branch of the 1st Special District Citizens' Federation, for collecting fees from residents in West Hongkew District without the authority of the above Branch.
2. That with a view to accelerating the rent reduction movement, energetic efforts be made to enlist members as well as to form as many sections as possible.

The tenants of Lih Tsong Li (立中里) (Lane 369), Yochow Road, and those of Foh Yuen Li (福源里) (Lane 519) Connaught Road have each formed a rent reduction section with offices established in House Nos.50-51 Lih Tsong Li and House No.9 Foh Yuen Li respectively.

R. W. Mac Adie

D. S.

Deputy Commissioner

Special Branch.

unauthorised copy  
\* re Lee  
also file  
D. 1935

File  
to be  
to D.C. (Dair)  
& D.S.  
H.B.

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.  
S. No. D 3482/1  
Date March 8, 1934

Subject (in full) Tenants on Tientsin Road distrained for non-payment  
of rent.

Made by D. S. Mac Adie

Forwarded by Whelan D.S.

In consequence of a suit filed by the landlords,  
distress warrants were served on March 8 on 22 houses  
(Lane 381 Houses Nos. 383 - 403, odd numbers only, and  
Lane 405 Houses Nos. 4 - 24, even numbers only) on Tientsin  
Road for arrears of rent ranging from six months to a year.  
The seals were, however, removed at 3.15 p.m. March 9 after  
the tenants had each paid three months rent into the Court.

It is reported that these tenants withheld  
payment of rent to protest against a decision of the  
landlords to demolish the above houses.

R. W. Mac Adie

D. S.

Deputy Commissioner  
Special Branch.

Copies  
sent to  
DC (Div) &  
Do's  
YR

File  
gph

MAR 10 1934

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. S. E. REGISTRY.  
S. No. D. 3482/1  
Date March 8, 1934.

REPORT

Date March 8, 1934.

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie Forwarded by Whuncan

Some 30 members of the 32nd Branch of the 1st Special District Citizens' Federation held a meeting in their office, No.245 Hah Shing Li (哈興里), Alabaster Road, between 4.30 p.m. and 6 p.m. March 7 and passed the following resolutions:-

1. That a "32nd Sub-Office of the Settlement District Rent Reduction Association" be formed with an office at No.7 (Lane 222) North Thibet Road.

\*2. That investigation be made into the fact that some unauthorized persons have collected membership fees from shops which are members of the 32nd Branch of 1st Special District Citizens' Federation.

\* all unauthorized collection of membership fees see file D. 5723

Some 10 persons who claimed to be representatives of the residents in East and South Gates, City, met in No.12 Hu Zung Miao Ka, City, and decided to inaugurate an "East and South Gates Rent Reduction Association" on March 12. It was also decided that tenants in the vicinity of the above Gates be urged to join the body.

10 committee members of the Chapei District Rent Reduction Association at a meeting held in their office, No.18 Chiaotung Li, Chiaotung Road, Chapei, at 2 p.m. the same day resolved to prepare large cloth posters bearing slogans in connection with the movement for exhibition on various thoroughfares in the District. They also decided not to render assistance to tenants in connection with disputes arising from rent question unless the latter are members of the body.

FILE  
JTB

C. J. sent to  
DC (S. E.) & Dos

Deputy Commissioner  
Special Branch.

R. W. Mac Adie.  
D. S.

SHANGHAI MUNICIPAL POLICE.

S. 1, Special

REPORT

Date

SHANGHAI MUNICIPAL POLICE
File No. 3482/1
C. & S. E. REGISTRY.
3482/1
3482/1

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by

Wh Duncan D.S.D.

The 11th Branch of the 1st Special District Citizens' Federation, Lane 107 No.5 Canton Road, which is acting as a Sub-Office of the Settlement Rent Reduction Association addressed on March 6 a letter to Mayor Wu Tieh-chen asking him to give his opinion in connection with the local rent reduction movement.

Some thirty members of the 31st Sub-Office of the Settlement District Rent Reduction Association, No.864 Haining Road, held a meeting in the Hung Shing Leu (鴻興樓) Restaurant, No.479 Elgin Road, between 8 p.m. and 9 p.m. March 6 and decided to distribute blank forms of rent investigation to tenants in Elgin, Cunningham and North Shanse Roads. It was also resolved that three representatives be assigned to assist the tenants of Chuin Yih Li (均益里), Boundary Road, Ching Ziang Li (慶祥里), Boundary Road, Foh Zeu Li (福壽里), Haining Road, and Kao Zeu Li (高壽里), Elgin Road, in making arrangements for the formation of rent reduction sections of the above alleyways.

The tenants in Kung Woo Sin Road, Chapel, have formed a rent reduction section with an office at No.223 on the thoroughfare in question.

Copies sent to  
DC (Div) & D.O.

J.P.

R. W. Mac Adie

D. S.

Deputy Commissioner

Special Branch.

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C/R Form 200  
T.H. 1000-10-22

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SHANGHAI MUNICIPAL POLICE

File No.

D. 3182

Reference Slip from Headquarters.

THIS SLIP MUST NOT BE DETACHED.

To Officers i/c	INSTRUCTIONS:
D. C. (Divns)	For disposal ✓
" (Crime)	Furnish data
" (Specials)	Investigate and report
A. C. (Traffic)	Note and file
(S. B.)	Note and return
(A. & T. R.)	Report present status
D. O. A. Divn.	Submit recommendation
" B. "	For further report
" C. "	For opinion
" D. "	Reply to writer direct
Supt. of Gaols	As instructed
Personal Assistant	See me in re.
Quartermaster	Draft reply
Pay Office	Attach file ✓
Central Registry	Comment
Musketry Officer	
Initials.....	For File.....
Date.....	Date.....
Noted and Returned	Date / /

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No. K 12/2.

POST OFFICE

GENERAL REGISTRATION
C. S. B. REG.
No. D 3482/1
Date 8 1 31

R/34/147.

53482

6th March, 34.

The Secretary,

Building Permit - Request that landlords be refused  
Gr. Shanghaiwan & Tatung Rds. - Cads. 968, 970 Western  
Letter from Shanghai First Special District Citizens'  
Federation of 23rd ult. (Ref. K 12/2)

With reference to the above letter, an application  
has been received from the Denis Land Investment Co., Ltd.,  
for a permit to erect bamboo fences and demolish the Chinese  
houses on Cads. 968 and 970 Western District, which is the  
site referred to in the above letter.

The Secretary of this company states that the  
application is bona fide, and that it is intended to demolish  
and rebuild as soon as the houses are vacated. He states  
also that the plans for rebuilding are in course of prepara-  
tion.

Under these circumstances I have issued the permit  
for demolition as applied for, and suggest that a reply be  
addressed to the Citizens' Federation on similar lines to  
those which you have sent on previous occasions to requests  
of a like nature.

C. HARPUR

Commissioner of Public Works.

*Copy sent  
to DC (Din) & Do "B"  
JR*

*PR*

*51  
note & pass  
to FILE  
JR  
Noted  
Wto 8 34*



SHANGHAI MUNICIPAL POLICE.

S. 1, Special Branch

REPORT

Date Mar 6, 1934

SHANGHAI MUNICIPAL POLICE  
File No. 3482  
REG. I. I.  
3482  
Mar 6, 1934

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by

Whuncan D.D.

Some seventy tenants of the Sz Zeu Li Alleyway,

East Seward Road, held a meeting between 5 p.m. and 7 p.m.

March 5 in the 6th Sub-Office of the Settlement District

Rent Reduction Association, House No. 14 in the same alleyway, and formally inaugurated a rent reduction section.

The Pao Wah Li Tenants Association, 1269 Pao Wah Li

Alleyway, Singkeepang Road, has been reorganized into a rent reduction section. The tenants in this alleyway are at present agitating for the cancellation of the order issued by the landlord instructing them to vacate their premises before the end of this month in order that the block may be demolished.

Some ten committee members of the Chapei District

Rent Reduction Association at a meeting held in their office, No. 18 Chiaotung Li, Chiaotung Road, Chapei, between 3 p.m. and 5 p.m. March 5 decided to establish connections with the Rent Reduction Committee organized by various local schools on leased premises and to assign two of the attendance to prepare 30,000 copies of pamphlets in connection with the movement for distribution among the tenants in the District.

Copies sent to  
D.C. (Div) & D.O.

J.R.

R. W. Mac Adie

D. S.

Deputy Commissioner

Special Branch

Filed

MAR 7 1934

Morning Translation.

RENT REDUCTION MOVEMENT.

"Due to world economic depression and bankruptcy in the farming districts of China, the industrial and commercial circles in this locality are facing ruin. However rentals of houses increase day by day despite trade depression, and the most part of the income of the people goes towards the payment of the rentals. The movement of rent reduction has met with strong support from the public.

The tenants in Dah Faung Li (大芳里), Chengtu Road, sent the following letter to the Rent Reduction Committee yesterday:

The tenants in Tuh, Yuin Li (得運里), Zia Zee Road and Zang An Faung (長安坊), Cho Meng Road, Nantao, yesterday formed Branches of the Nantao Branch of the Rent Reduction Committee.

The Rent Reduction Committee publishes the following notice in the advertisement columns of the "China Evening News" and other local newspapers:-

"All tenants should pay rents in accordance with the following measures approved at a meeting of representatives of various public organizations:-

- 1) Reduction to be enforced from January 1934.
- 2) Should landlords refuse to accept the reduced rents, the sums are to be deposited in banks.
- 3) Tenants who have owed rents for the last year should clear off the arrears instalments within a period of one year.
- 4) Tenants and sub-tenants are to be accorded equal treatment in rent reduction.

- 5) Scales of reduction:-

10% reduction on rental for houses built before 1924.  
20% " " " " " 1925 to 1927.  
30% " " " " " 1928 to 1930.  
40% " " " " " between 1931 and 1933.

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE
C. & S. B. REGISTRY.
File No.
No. D 34 82/1
S. Date 5 March 1934

Subject (in full) Rent Reduction Movement.

Made by D.S. Mac Adie

Forwarded by

Whuncan

Nine members of the 20th Sub-Office of the Shanghai Rent Reduction Committee held a meeting in their office, No.506 Foh Ziang Li, Foochow Road, on March 3 and decided to instruct tenants of various lanes in the district to organize rent reduction sections with a view to accelerating the movement.

At noon March 4 seventeen members of the 33rd Sub-Office, No.26 Lien Chi Faung (淞溪坊), Kwangsi Road, met in Yueh Ping Leu (悅賓樓) Restaurant, 215 Hupeh Road, and passed in addition to the above decision, a resolution to distribute blank forms of rent investigation to residents in the District.

The tenants of the Pao Zou Li (寶壽里) Alleyway, Canton Road, have formed a rent reduction section with an office at Lane 107 No.5 Honan Road and have decided to request the landlords to reduce the rent by 20% of the present rate.

Some 120 persons who claimed to be residents of the Markham Li, Markham Road, held a meeting between 2.30 p.m. and 3.30 p.m. March 4 in Hsu's Garden, 168 Connaught Road, and formally inaugurated the Markham Li Rent Reduction Section. The following resolutions were discussed and passed:-

1. That the rent be paid at 80% of the present rate.
2. That the tenants be instructed not to pay the \$2.00 per month extra demanded by the landlords as water charges. (The water charges were formerly included in the house rent.)
3. That the tenants be notified pending a settlement of

SHANGHAI MUNICIPAL POLICE.

File No. ....

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Date ..... 19 .....

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Made by ..... Forwarded by .....

- 2 -

the dispute, to deposit house rents in banks.

4. That an office be established in House No. 84 of the alleyway.

This Section issued a circular on March 2. The document states that despite their decision to collect \$2.00 extra monthly for water charges being disapproved by the Court in August, 1933, the landlords have demanded payment of this sum from the tenants, and on the latter refusing to comply with their request, the water supply was cut off. It also informs the tenants that a suit will be filed with the Court in connection with the matter.

*R. W. Mac Adie*

D. S.

Deputy Commissioner

Special Branch.

*Copies sent to  
DC (Div) & DCS*

*HR*

*File*

*MR*

MAR 5 1934

SHANGHAI MUNICIPAL POLICE.

S.I., Special

REPORT

Date

SHANGHAI MUNICIPAL POLICE  
File No. 3482/1  
March 4 1934  
134

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by Wheanear D.S.

Forty persons who claimed to be representatives of residents in Tiendong Road, North Szechuen Road, and Wagsung Road, held a meeting under the auspices of the 17th Branch of the 1st Special District Citizens' Federation, at No. 290 Yang Ts Li (仁智里), North Szechuen Road, between 5.30 p.m. and 7 p.m. March 2 and decided to notify the residents in the district to organize rent reduction sections and accelerate the movement in accordance with the measures scheduled by the Shanghai Municipality Rent Reduction Committee. The attendance will hold a further meeting in connection with the movement in the afternoon of March 3.

At 2 p.m. seventy tenants of the Chia Woo Li (嘉禾里), Hart Road, met in the Hupeh Fellow Countrymen's Association, 46 Hart Road, and formally inaugurated the Chia Woo Li Rent Reduction Section.

Between 4.30 p.m. and 5.20 p.m. March 2, thirty members of the Heng Meu Li Section, 17 Rue Wagner, held a meeting in their office. Wu Kai Sen, a lawyer, made a report to the effect that as a result of negotiation carried out with the landlords of the block entitled Heng Meu Li, the latter had agreed to reduce the rent by 10%. Discussions were made and it was resolved that further efforts be made to induce the landlords to yield to the demand of the tenants that the rent be paid at 85% of the present rate.

The residents of the Ping Kiang Li Alleyway, Rue Capitaine Rabier inaugurated a rent reduction section on March 2. The office of the body is established in House No. 1 of the alleyway which is occupied by the Chueh Zu (菊如) Primary School.

Deputy Commissioner  
Special Branch.

D. W. Mac Adie  
D. S.

Copy sent to D.C. (D.S.)  
File  
MAR 1934

SHANGHAI MUNICIPAL POLICE.

S.I., Special

REPORT

Date

SHANGHAI MUNICIPAL POLICE
File No. 8-1-1-1
March 2, 1934

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by

Whelan D.S.

The Shanghai Municipality Rent Reduction Committee, Chinese Chamber of Commerce building, North Soochow Road, addressed on March 1 a letter to the Estate Owners' Association, 270 Peking Road, urging the landlords to voluntarily reduce the house rent in accordance with the scale drawn up by the Committee with a view to relieving the people from their straitened circumstances and placing society on a sound basis.

Some thirty members of the 4th Branch of the 1st Special District Citizens' Federation which is acting as a sub-office of the Settlement Rent Reduction Association held a meeting in their office, 1260 Ferry Road, between 4.30 p.m. and 5.30 p.m. March 1 and decided to instruct various sections in the District not to conduct negotiations with the landlords direct but through the Sub-Office. It was also decided to notify the tenants to observe the measures devised by the Shanghai Municipality Rent Reduction Committee especially the two, (a) rent to be paid at reduced rate with effect from January, 1934 and (b) rents for 1933 in arrears to be refunded in instalments payable within one year.

In consequence of non-payment of water charges (\$2.00 per house per month) for the last two months by the tenants of three houses of the Markham Li, Markham Road, the landlords of the premises disconnected on March 1 the water supply to the three houses in question. Seven members of the Markham Li Rent Reduction Section held a meeting between noon and 1 p.m. in House No.204 of the alleyway and decided to instruct the whole body of the tenants to refrain from paying water charges which, they alleged, were formerly included in the house rent. During the proceedings, copies of a pamphlet

SHANGHAI MUNICIPAL POLICE.

File No. ....

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Station, .....

Date ..... 19 .....

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Made by ..... Forwarded by .....

- 2 -

purporting to emanate from the Section and carrying the instruction contained in the above decision were distributed among the attendance.

The landlords of the 50 new houses of the block entitled Tseu San Li (舟山里), Chusan Road, have voluntarily reduced the house rent (ranging from \$30 to \$45 per month) by 10% with effect from February, 1934, while the tenants of the 54 old houses in the same alleyway which are owned by another landlord ceased paying house rent from January as a protest against the decision of the landlord to instal water meters. The water charges of these 54 houses have been previously included in the house rent.

R. W. Mac Adie.  
D. S.

Deputy Commissioner

Special Branch.

Copies sent to D.C. (Div) & D.O.s

YR

File

JHG

MAR 3 1934

SHANGHAI MUNICIPAL POLICE

S. 1, Special

REPORT

SHANGHAI MUNICIPAL POLICE  
C. & S. REGISTRY  
File No. 32421  
Date March 1, 1934

Subject (in full)..... Rent Reduction Movement

Made by..... D.S. Mac Adie

Forwarded by..... W. Duncan D.D.

Some fifteen members of the Chapei District Rent Reduction Association held a meeting in their office, No.18 Kiaotung Li, Kiaotung Road, between 2 p.m. and 3.30 p.m. February 28 and passed the following resolutions :-

1. That when landlords refuse to accept the rent at a reduced rate, the residents concerned be instructed to deposit their house rent in the Shanghai Commercial and Savings Bank.
2. That the drive for members be concluded on April 20.
3. That the Shanghai Municipality Rent Reduction Committee be asked to send more propaganda matter for exhibition.

R. W. Mac Adie

D. S.

Deputy Commissioner

Special Branch.

Copies sent to  
DC(Div) & D.O.

JR

File  
JMR

MAR 2 1934



SHANGHAI MUNICIPAL POLICE.

S.1, Special Branch

REPORT

Date February 28, 1934.

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

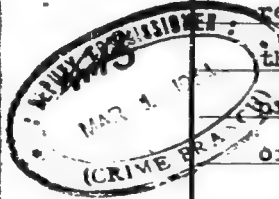
Forwarded by

Whuncan

A pamphlet entitled "Advice to the Masons and Carpenters' Union" was recently issued by various local bodies headed by the 1st Special District Citizens' Federation. The document apart from explaining that the aim of the rent reduction movement is to restore trade and to better the livelihood of the people, advises local masons and carpenters to support, instead of opposing, the movement, as they will also benefit by reductions in rent. It also urges the masons and carpenters to lodge a protest with the Estate Owners' Association against its decision to cancel all existing building contracts.

Some fifteen persons who claimed to be representatives of the tenants of the Soeh Sung Li (沙松里) (Lane 62) Shantung Road, held a meeting in House No.5 of the alleyway at 2 p.m. February 27 and formally inaugurated a rent reduction section, Liu Zoong Ying (劉宗英), representing the Settlement District Rent Reduction Association being also present at the ceremony. It was decided that the landlord of the lane be requested to reduce the rent by 10%.

Nine committee members of the 4th Branch of the 2nd Special District Citizens' Federation, which is acting as a Sub-Office of the French Concession Rent Reduction Association, held a meeting in their office, 132, Rue Eugene Bard between 8 p.m. and 9 p.m. February 27 and decided to request the above Association to prepare posters advocating rent reduction for exhibition in the district.



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JR

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O. Jc Sp. Br.

Deputy Commissioner  
Special Branch.

Feb. 28, 1934

R.W. Mac Adie  
D. S.

File  
JL

1934

SHANGHAI MUNICIPAL POLICE

REPORT

S.I., Special Branch  
No. D 31422/1  
Date February 27, 1934

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by W. Duncan D.S.

Twenty members of the Hung Zeu Faung Rent Reduction Section at a meeting held in their office, No.58 Hung Zeu Faung, Mapei Road, between 9 p.m. and 11 p.m. February 26 decided to address a letter to the landlord asking the latter to voluntarily reduce the house rent as a measure to relieve the residents from their present straitened circumstances. It was also decided to appoint three of the attendance to serve as treasurers of the body.

Some ten persons who claimed to be residents of the Ng Foh Li (Lane 921), Tonquin Road, Ying Sih Li (Lane 929), Tonquin Road, Kong Ning Li (Lane 272), Macao Road and Tai Lai Faung (Lane 1335) Gordon Road, held a joint meeting in No.10 Ying Sih Li, Tonquin Road, between 2.30 p.m. and 4 p.m. February 26 and decided to make arrangements for the inauguration of a joint rent reduction section of the above four alleyways.

Thirty tenants of Teh An Li (Lane 520) North Shansi Road held a meeting in the office of the 15th Branch Association of the 1st Special District Citizens' Federation, House No.5 in the same lane, between 5.30 p.m. and 7 p.m. and passed the following resolutions :-

1. That a "Teh An Li Rent Reduction Section" be formed, in accordance with the regulations scheduled by the Shanghai Municipality Rent Reduction Committee.
2. That the decision of the landlord to increase the water charges from \$2.00 to \$6.00 per month be opposed.
3. That should the landlord order the tenants to vacate their premises for not complying with his decision, and take legal proceedings against them in consequence of their ignoring the order to remove, the whole body of the

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

Station, .....

Date ..... 19

Subject (in full) .....

Made by ..... Forwarded by .....

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tenants be urged to cooperate with each other and struggle with an undaunted spirit in the dispute.

4. That the tenants be informed that persons who break the rent reduction movement will be regarded by the whole body of the residents as their 'enemy'.

The Rent Reduction Committee of Schools on leased premises organized under the auspices of the Education Association, Dah Chih Road, Nantao, addressed on February 26 a letter to the Estate Owners' Association requesting the landlords to voluntarily reduce the rent of the houses leased to schools with a view to enabling the latter to set aside the amount of reduction for the development of education.

A letter dated February 23 was addressed to the S.M.C. by the 1st Special District Citizens' Federation requesting that no building permit be issued to the landlords of Ziang Shing Li (祥裕里), Shanhaikwan Road, near Tatung Road, who are urging the tenants to vacate the premises in order to reconstruct them, and that police be sent to protect the tenants.

Nineteen members of the 2nd Special District (French Concession) Rent Reduction Movement Committee held a meeting in their office, 434 Rue Auguste Boppe, between 5 p.m. and 6 p.m. February 26, and passed the following resolutions :-

1. That <sup>the</sup> request of the Si Zung Li (Rue Brenier de Montmorand) Branch for assistance in the matter of opposing the stipulation of the landlord that tenants must take out a lease for their houses, be shelved pending investigation.

SHANGHAI MUNICIPAL POLICE.

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2. That the request of the 3rd District Branch of the 2nd Special District Citizens' Federation to suppress the Tao Teh Li (Avenue Foch) Branch for disobeying the instructions of the 3rd District Branch be referred to the Executive Committee for decision.

3. That the landlord of the Sing Nyi Faung (新義坊), Rue Bourgeat, be warned against increasing the rent of the houses in the alleyway.

The Tao Teh Li Tenants' Rent Reduction Representative Group, 36 Avenue Foch, French Concession, issued a circular to the tenants of the Tao Teh Li, Avenue Foch, on February 26. The pamphlet which is headed "Urgent Notification No.1" and dated February 25 denounced the landlord of the alleyway for attempting to levy distraint on four of the houses. It urges the tenants not to listen to the threatening words of the rent collectors and to continue to deposit their rent in the Kuo Hwa Bank (國華銀行). The document also informs the tenants that a suit against the landlord has been filed in the 2nd Special District Court and asks the tenants to wait patiently for a legal settlement of the dispute.

Some 20 committee members of the Shanghai Northern District Rent Reduction Association held a meeting in their office, 18 Kiaotung Li, Kiaotung Road, Chapei, between 3 p.m. and 5 p.m. February 26 when the following resolutions were discussed and passed :-

1. That the organization be hereafter known as the Chapei District Rent Reduction Association.

2. That this body support the measures laid down by the

SHANGHAI MUNICIPAL POLICE.

File No. ....

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.....Station,

Date.....19

Subject (in full).....

Made by.....

Forwarded by.....

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Shanghai Municipality Rent Reduction Committee in the  
Chamber of Commerce in the matter of reduction in rent.

3. That efforts be made to investigate rent conditions in  
Chapei and to organize branches of the Association.

4. That the Shanghai Municipality Rent Reduction Committee  
be requested to warn Chow Zung-yuan (周承元) and  
Zau Shen-ching (邵真卿), committee members of the  
Shanghai Municipality Masons and Carpenters' Labour  
Union, 8 Si Teh Li, Ming Lih Road, Chapei, who are  
being made the tools of the Estate Owners' Association  
in opposing the local rent reduction movement.

R. W. Mac Adie.

D. S.

~~Det. Commr.~~

~~Section 4~~ Special Branch.

Copies sent to DC (Div) & D.O.

Thos Robertson  
Subst.

File  
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FEB 27 1934

SHANGHAI MUNICIPAL POLICE.

S. 1, Special Branch

REPORT

Date February 26, 1934.

SHANGHAI MUNICIPAL POLICE
C. & S. B. REGISTRY.
No. D 348211
Date Feb 27 1934

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by

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Seventeen members of the 7th District Branch of the 1st Special District Citizens' Federation held a meeting in their office at 4 Fah Loh Faung, Broadway, between 5 p.m. and 7.30 p.m. February 24 and passed the following resolutions:-

1. That efforts be made to organize a branch of the Shanghai Municipality Rent Reduction Committee.
2. That the citizens in the district be notified to comply with the regulations laid down by the Shanghai Municipality Rent Reduction Committee in connection with reduction in rent with effect from January 1, 1934.
3. That the citizens in the district be notified to call at the District Branch Office and fill in a rent reduction investigation form.
4. That the request of the residents of Wayside Li, Wayside Road, in the matter of their landlord suing them for non-payment of rent be shelved pending investigation.

Some eighty members of the Hung Zeu Faung Rent Reduction Section held a meeting in their office, Tseng Hwa Primary School, 58 Hung Zeu Faung, Mapei Road, between 3.30 p.m. and 6.30 p.m. February 25 and passed the following resolutions :-

1. That the Section register with the Shanghai Municipality Rent Reduction Committee and ask the latter to give instructions as to the course of action in connection with the movement.
2. That representatives be assigned to collect commencing from March 1, 1934, \$1.00 from the tenants of each house in the alley to defray the expenses for the maintenance of the section.

SHANGHAI MUNICIPAL POLICE.

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Made by ..... Forwarded by .....

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3. That the landlords of the houses of the alley be requested to reduce the rent of a single fronted dwelling house from \$36 to \$26 and that of a double fronted one from \$100 to \$70.

It is reported that the tenants of the houses in question were each given by the landlords on payment of rent in addition to a genuine receipt (\$36 for a single fronted dwelling house and \$100 for a double fronted one), another receipt showing a false amount of rent (\$26 for a single fronted dwelling house and \$70 for a double fronted one) as a means to enable them to evade paying the necessary amount of Municipal rates to the Council. The rent collecting agent of these houses is Probst, Hanbury Ltd. 21 Jinkee Road.

The residents of the 56 houses of the Yeu Tuh Li (有德里), Pootoo Road, have organized a preparatory committee to make arrangements for the formation of a rent reduction section.

104 members of the Sing Ming Faung and San Ming Faung Joint Rent Reduction Section who are residents of these two alleyways held a meeting in No.16 San Ming Faung, Yangchow Road, between 2 p.m. and 3 p.m. February 25 and decided to urge the tenants of each house to subscribe 1% of their monthly house rent for the maintenance of the body.

The residents of the Markham Lee Alleyway (Lane 397) Markham Road, have organized a rent reduction section and have applied to the Shanghai Municipality Rent Reduction Committee for membership.

The Si Zung Li Section, Si Zung Li (西成里).

SHANGHAI MUNICIPAL POLICE.

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Rue Brenier de Montmorand, issued on February 25 a circular opposing the oppression brought to bear upon the tenants of the alley in question. The document apart from censuring the landlord for his cruel measures in levying distraint upon the tenants of thirteen houses in the alley on February 19 for non-payment of rent, requests the public to uphold justice with a view to safeguarding the peace and order of society.

R. W. Mac Adie  
D. S.

Officer i/c Special Branch.

Copy sent to DC (Dir)  
& D.O. & extract relating  
to falsification of rent receipts  
to Dep. Treas. (Revenue)

JR

Commr. of Police.

Sir:

Information.

J. L. Givens  
O. H. S. B.

FEB. 26 1934

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FEB. 27 1934



COPY

K14/2  
SHANGHAI 26 FEB 1934  
POLICE FORCE  
No. 11-24 82/1  
Translation of letter from Secretary from  
Shanghai First Special District Citizens'  
Federation.

Dated 23rd February, 1934.

Building Permit: Request that landlords be refused.

We have received the following letter from the 9th Branch of this  
Federation :-

"The tenants of Liang Hsing Li, junction of Tatung Road  
and Shanhaikwan Road, who are members of the Citizens' Feder-  
ation, inform us that on the 22nd instant the Rent Office of  
the Hung Mei Company, 43 Peking Road issued a notice requiring  
them to vacate the premises before 1st March. Such pressure  
is likely to precipitate a serious situation. The landlords,  
under the pretext of rebuilding are forcing tenants to quit as  
a countermove to the "rent reduction" agitation. The Federation  
is asked to take steps ~~in~~ against the oppression of tenants by  
the landlords so that the tenants may live in peace. Prompt  
action is desired."

At the 3rd Meeting of the Executive Committee of the Citizens'  
Federation, it was decided to address the Council on the subject,  
and to request that no building permit be issued to the landlords  
concerned; also that police be sent to protect the tenants. The  
Council is asked to grant the request in the interest of peace and  
good order.

(Chopped) Shanghai First Special District  
Citizens' Federation.

Letter sent  
to DC (Dis)  
& DC "B" JH

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FEB 27 1934

C. H. H. H.

23 FEB 1934

SHANGHAI MUNICIPAL POLICE.

REPORT

S.1, Special Branch

Date February 23, 1934

Subject (in full) Rent Reduction movement

Made by D.S. Mac Adie

Forwarded by

Whounear DSS

Twenty five committee members of the Shanghai Municipality Rent Reduction movement Committee at a meeting held in their office in the Chinese Chamber of Commerce building, North Soochow Road, between 3 p.m. and 4.30 p.m. February 22, passed the following resolutions :-

1. That the tenants pay their rent in accordance with the scale decided <sup>upon</sup> by the Committee with effect from January 1, 1934, and that they may deposit their rentals in banks should the landlords refuse to receive them at the determined rate. A notice to this effect will be published for information of the public. In addition, the Chinese Authorities including the Courts will be informed of the measure.
2. That in connection with the rents in arrears (up to the end of 1933), the following measures be adopted :-
  - (a) That the money be paid by instalments.
  - (b) That the arrears be paid up within a year.
  - (c) That these measures be published for the information of the public.
  - (d) That the Chinese Authorities and the Courts be informed of these decisions.
3. That sub-tenants be also entitled to a reduction in rent.
4. That the committee members be warned not to neglect their duties.
5. That in compliance with the request of the residents in Ziang Shing Li (祥生里), Shanhaikwan Road near Tatung Road, a letter be despatched to the landlord asking him not to demolish the houses in the alleyway.
6. That the investigation section be notified to investigate

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SHANGHAI MUNICIPAL POLICE.

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Station, .....  
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Made by ..... Forwarded by .....

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the dispute existing between the rent reduction movement section office of the San Ming Faung and Sing Ming Faung alleyways, Yangchow Road, and the tenants self-control associations of the lanes over the inauguration of a joint office, and that members be detailed to direct the organization of the latter office.

7. That Nyu Zoong-zung (李仲成) be dismissed from the committee and that he be warned against further publication of misleading announcements. (It is alleged that Nyu published an announcement resigning his post as member of the Research Committee, which according to Rent Reduction Committee is non-existent).

8. That two more persons be elected to serve on the standing and supervisory committees.

On the same day, the Committee issued a notice urging various branch associations and section offices to make efforts in the rent reduction movement, and informing them of the dismissal of Nyu Zoong-zung.

On February 21, residents on Hankow and Shanse Roads formed a joint branch association in the office of the 21st Branch of the 1st Special District Citizens' Federation, 356 Hankow Road.

Endeavours are being made by residents of various alleyways on Broadway, Yuenfong, Ward, and Muirhead Roads to organize section offices with the assistance of the 7th Branch Association.

Between 2 p.m. and 4 p.m. February 22, thirteen Chinese claiming to represent the residents on Boulevard des

SHANGHAI MUNICIPAL POLICE.

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Deux Republiques and Rue Montauban held a meeting in the  
Yueh Hwa Teashop (月華), 236 Boulevard des Deux  
Republiques, and passed the following resolutions :-

1. That rents be reduced by 30% with effect from January 1934  
and that they be temporarily deposited in the National  
Industrial Bank of China.
2. That each family be asked to contribute \$2.00.
3. That a suitable office be rented.
4. That a legal advisor be engaged.
5. That efforts be made to register with the Shanghai

Municipality Rent Reduction Movement Committee.

The tenants of San Tu Li (三多里), Dah Chih Road,  
Nantao, are preparing to participate in the Rent Reduction  
Movement. It is learned that a section office will be  
inaugurated after suitable premises have been secured.

Copies of a House Rent Investigation Form have  
been distributed by the Shanghai Municipality Rent Reduction  
Movement Committee to its branch associations and section  
offices. A translation of this form is attached to this  
report.

The 6th District Masons and Carpenters Union has  
despatched identical letters to the Shanghai City Government,  
the French Municipal Council and Shanghai Municipal Council  
requesting assistance in checking the rent reduction movement  
in order that the workers in the trade may maintain their  
livelihood. Copies of the document will also be sent to-day,  
February 23 to the local Kuomintang and the General Labour Union.

The masons and Carpenters have the support of the

SHANGHAI MUNICIPAL POLICE.

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Date ..... 19 .....

Subject (in full) .....

Made by ..... Forwarded by .....

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Building Contractors' Association, Siao Bee Loong, City,  
and it is learned that this movement is therefore secretly  
backed by the committee members of the Association, chiefly,  
Chang yao-liang (張效良) of the Kiu Kee Lumber Company,  
Chang Chi-kwong (張繼光) of the Yah Zung Building Contractor  
and Wong Kao-sung (王景龍), a building contractor for the  
S.M.C. and Chu Kwei-sung (朱桂生) of the Sung Tai Building  
Contractor. The offices of the/mentioned last located in the  
Continental Bank Building serve as a communication address  
between contractors and workers.

It was mentioned in the previous report of the  
undersigned dated February 22nd that the 2nd, 3rd and 4th  
District Unions of the masons and Carpenters had not  
participated in the movement. This is not correct as these  
District Unions do not exist. matters arising in the 2nd  
District (French Concession) are dealt with by the 1st  
District Union (Nantao) while the 3rd and 4th (Settlement  
and Western Chapei) Districts are covered by the 6th District  
(Chapei) Union. All masons and carpenters in Shanghai, Woosung  
and Footung who are affiliated to the District Unions are  
therefore participating in the Anti-Rent Reduction movement  
campaign.

R. W. Mac Adie .

D. S.

Commr.

Sir,

Officer i/c Special Branch.

Information copies have  
been sent to DC (Air) & D.O.s  
The Robertson  
Capt

Rump  
m/v

13.1.

TRANSLATION OF A HOUSE RENT INVESTIGATION FORM  
DISTRIBUTED BY THE SHANGHAI MUNICIPALITY RENT  
REDUCTION MOVEMENT COMMITTEE TO ITS BRANCHES  
AND SECTIONS THROUGHOUT SHANGHAI

Tenants :

Landlords : (a) own ground.  
(b) leased ground.

House Number :

House Space : (a) number of rooms.  
(b) number of storeys.  
(c) length.  
(d) width.

Rent procedure : (a) leased from landlords direct.  
(b) leased from tenants.  
(c) any other rooms leased to  
sub-tenants and what are  
the rentals ?

Year houses were built :

Amount of present rentals: (a) water charges included ?  
(b) any recent increase in rent ?  
(c) rent paid according to  
solar calendar.  
(d) rent paid according to  
lunar calendar.

Period of lease : (a) how long has house been occupied ?  
(b) any contract relating to period  
of lease ?  
(c) time of expiration.

Rent in arrears : how many months ?

Opinions on rent reduction :

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調查表

SHANGHAI MUNICIPAL POLICE

File No. 63482/1

Reference Slip from Headquarters.

THIS SLIP MUST NOT BE DETACHED.

To Officers i/c	INSTRUCTIONS
D. C. (Divns)	For disposal ✓
" (Crime)	Furnish data
" (Specials)	Investigate and report
A. C. (Traffic) ✓	Note and file
" (S. B.) ✓	Note and return
" (A. & T. R.)	Report present status
D. O. A. Divn.	Submit recommendation
" B. "	For further report
" C. "	For opinion
" D. "	Reply to writer direct
Supt. of Gaols	As instructed ✓
Personal Assistant	See me in re.
Quartermaster	Draft reply
Pay Office	Attach file
Central Registry	Comment
Musketry Officer	
Initials <u>Ha</u>	For File...
Date <u>26. 2. 24</u>	Date...
Noted and Returned Date <u>/ /</u>	

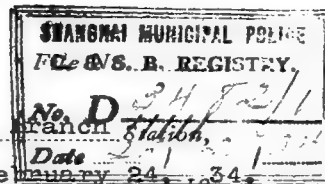


SHANGHAI MUNICIPAL POLICE.

S.I., Special

REPORT

Date February 24, 1934



Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by Whelan D.S.

Thirteen committee members of the Settlement District Rent Reduction Association at a meeting held in Chinese Chamber of Commerce building, North Soochow Road, between 3 p.m. and 5.15 p.m. February 23, passed the following resolutions :-

1. That members be detailed to direct the inauguration of section offices organized by tenants of various alleyways.
2. That in compliance with the instructions of the Shanghai Municipality Rent Reduction Movement Committee, section offices be notified to register with their respective branch associations, and that they be informed of the measures regarding rent reduction decided upon by the Committee.
3. That the Branch Associations be instructed to urge the tenants of various alleyways in their districts to form section offices within two weeks.
4. That a letter be despatched to the Masons and Carpenters Union; advising it not to oppose the rent reduction movement.
5. That the S.M.C. be requested not to allow the landlord of the Zian Shing Li (祥盛里), Shanhaikwan Road, to demolish houses in the lane.
6. That efforts be made to persuade the landlord of the Doong Tseng Li, Broadway East, to refrain from requiring his tenants to pay extra water charges.
7. That all branch associations and section offices pay a membership fee of \$5.00 each to the District Association.
8. That a representative meeting of branches and sections in the Settlement District be held to discuss measures

SHANGHAI MUNICIPAL POLICE.

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Station, .....

Date ..... 19

Subject (in full) .....

Made by ..... Forwarded by .....

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in connection with the rent reduction movement.

9. That a letter be sent to the 2nd District (French Concession) Rent Reduction Association to support the activities of the tenants in Si Zung Li of Rue Brenier de Montmorand against the oppression of their landlord.

On February 23, the Shanghai Municipality Rent Reduction Movement Committee issued a notice instructing local residents to pay their rent in accordance with the scale decided upon by the Committee with effect from January 1, 1934, and deposit their rentals in banks should the landlords refuse to accept the money. In addition, measures in connection with rentals in arrears (Vide previous report of undersigned dated 23/2/34) were also included in the notice.

At 9.45 a.m. a delegate of the Committee called at the Shanghai City Government and submitted a petition asking permission to put forth the measures on rent reduction which were passed by the body.

On February 22, four section offices were organized by tenants of the East and West Kwong Foh Li (東西廣福里), Ching Zou Li (金壽里), Pu An Li (普安里) and Doong Teh Li (同德里), off Canton Road.

Residents on Kaifeng, North Thibet, and Alabaster Roads formed a 32nd Branch Association on February 23 with an office at No. 7 Yung Woo Li (永和里) (Lane 222) off North Thibet Road.

It is reported that the tenants of Zou Ping Li (壽品里), Ward Road, have filed a suit in the 1st Special

SHANGHAI MUNICIPAL POLICE.

File No. ....

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Station, .....

Date.....19

Subject (in full).....

Made by.....

Forwarded by.....

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District Court against a recent attempt of their landlord to increase their rents.

Eleven Chinese claiming to represent the masters of various local schools held a meeting in the Shanghai Educational Association, Dah Chih Road, Nantan, between 3 p.m. and 4.30 p.m. February 23 and passed the following resolutions:-

1. That endeavours be made to solicit opinions of those schools with rented premises towards the rent reduction movement.
2. That Mayor Wu Tieh-chen be requested to express his views on the rent reduction activities.
3. That the Shanghai Municipality Rent Reduction Movement Committee be asked to render assistance in forming a school rent reduction association in the Settlements.
4. That a manifesto be issued announcing the desire of schools for a reduction in rentals.

R. W. Mac Ardie

D. S.

Officer i/o Special Branch.

Gerard  
Lee

Information. Copy  
sent to DC(Div) & D.O.

The Robertson  
Capt

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24/2

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26/2

SHANGHAI MUNICIPAL POLICE.

S. 1, Special Branch

REPORT

Date February 22, 1934

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by

W. Duncan D.S.

The opposition campaign commenced by the 6th District (Chapei) Masons and Carpenters Union against the rent reduction movement on the grounds that real estate owners intend to cease work on all existing building contracts if the rent movement is carried on, has been joined by the 1st District (Nantao), 5th District (Footung), 7th District (Kiangwan), 8th District (Woosung) and 9th District (Fah Hwa) Masons and Carpenters Unions. The 2nd District (French Concession), 3rd District (Settlement) and 4th District (Western Chapei) masons and carpenters have not signified their intention of participating in the campaign. The office of the 6th District Union at No. 8 West Tai Teh Li (泰德西里), Ming Lih Road, Chapei, is serving as the head office of the anti-rent reduction campaign.

Between 2 p.m. and 6 p.m. February 21, an inaugural meeting of the Si Zung Li Section Office (西城里支會) off Rue Brenier de Montmorand took place in the office of the 4th Branch Association of the 2nd Special District Citizens' Federation, 132 Rue Eugene Bard, when some 70 Chinese attended. The following decisions were discussed and reached :-

1. That a manifesto be issued announcing the oppression of tenants by the landlord.
2. That the decision of the landlord to require tenants to conclude new leases be opposed and that all occupants be notified to refrain from concluding any secret agreement with the landlord.
3. That the landlord be requested to reduce the house rent in view of the general business depression and that he be informed of the opposition of the tenants to the

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FILE  
18

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

..... Station,  
Date ..... 19

Subject (in full) .....

Made by ..... Forwarded by .....

- 2 -

conclusion of new leases.

4. That the tenants be asked to deposit their rent in the Continental Bank until the dispute is settled.
5. That lawyer Wu Kai-sung be engaged as legal advisor.
6. That each family contribute \$1.00 to cover the expenses of the Office.
7. That the landlord be asked to change the rent collector.
8. That in connection with the distress warrants served upon thirteen families on February 19, a meeting be held to discuss necessary measures.
9. That eleven persons be elected to deal with the affairs of the Office.

The Chapei Rent Reduction Movement Committee held a meeting in their office at 18 Kiaotung Li, Kiaotung Road, Chapei, at 1 p.m. February 21, and passed the following resolutions :-

1. That tenants of alleyways and streets in Chapei be urged to form branch associations and section offices. Those who are unable to do so will be allowed to join the Committee direct.
2. That Wong Tse-ziang (王老祥) and Hu Ih-pu (胡一波) be appointed to attend the meetings of the Shanghai Municipality Rent Reduction Movement Committee.
3. That the standing committee members attend the office daily by turn.
4. That the Propaganda Section be notified to prepare white banners bearing slogans on the rent reduction movement to be hung in various thoroughfares in Chapei.

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

..... Station,  
Date ..... 19

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Made by ..... Forwarded by .....

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5. That the following terms be passed :-

- (a) That house rents be reduced, but municipal rates remain as usual.
- (b) That the rent reduction be carried out for a period of four years.
- (c) That the rent be deposited in banks pending a settlement of the dispute.
- (d) That the reduction in rent be calculated according to the following scale :-

Rentals for:

Single Fronted Dwelling Houses      Amount of reduction

\$8.00 - \$15.00	10%
\$15.00 - \$25.00	20%
\$25.00 - \$35.00	25%
Over \$35.00	30%

Double Fronted Dwelling Houses

\$20.00 - \$30.00	10%
\$35.00 - \$50.00	20%
\$50.00 - \$65.00	25%
Over \$65.00	30%

Single Fronted Shop Premises

\$15.00 - \$25.00	10%
\$25.00 - \$40.00	20%
\$40.00 - \$60.00	25%
Over \$60.00	30%

<u>3 or 4 storey shop premises</u>	20%
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SHANGHAI MUNICIPAL POLICE.

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Single Fronted Dwelling Houses Built  
After the January 28th Incident

\$10.00 - \$20.00 10%

\$20.00 - \$30.00 20%

\$30.00 - \$45.00 25%

Over \$45.00 30%

Double Fronted Dwelling Houses Built  
After the January 28th Incident

\$25.00 - \$40.00 10%

\$40.00 - \$55.00 20%

\$55.00 - \$80.00 25%

Over \$80.00 30%

Shop Premises Built after the  
January 28th Incident

\$20.00 - \$35.00 10%

\$35.00 - \$50.00 20%

\$50.00 - \$60.00 25%

Over \$60.00 30%

3 or 4 storey shop premises built  
after the January 28th Incident

15%

*R. W. Mac Adie.*

D. S.

Officer i/c Special Branch.

*Comm.*

*Dir*

*Information. Copies  
sent to DC (Dir) & 100.*

*J. H. Robertson  
Supt.*

*FILE  
JR*

*Shy  
2.2.2.*

*Shy  
2.2.2.*

SHANGHAI MUNICIPAL POLICE

File No. 27452

Reference Slip from Headquarters.

THIS SLIP MUST NOT BE DETACHED.

To Officers i/c	INSTRUCTIONS:
D. O. (Divns)	For disposal <input checked="" type="checkbox"/>
" (Crime)	Furnish data
" (Specials)	Investigate and report
A. O. (Traffic)	Note and file
Q. C. (S. B.) <input checked="" type="checkbox"/>	Note and return
" (A. & T. R.)	Report present status
D. O. A. Divn.	Submit recommendation
" B. "	For further report
" C. "	For opinion
" D. "	Reply to writer direct
Supt. of Gaols	As instructed
Personal Assistant	See me in re.
Quartermaster	Draft reply
Pay Office	Attach file <input checked="" type="checkbox"/>
Central Registry	Comment
Musketry Officer	

*SI*  
*Note Photos to FILE*  
*for noted who 22/24*

Initials <u>W. A.</u>	For File.....
Date <u>21. 2. 24</u>	Date.....

Noted and Returned

Date 1 / 1



COPY

Translation of Petition to <sup>Date</sup> Council from the  
Shanghai 6th District Masons and Carpenters'  
Association.

Dated 13th February, 1934.

Rent reduction agitation and the building trade.

On the 6th instant a report appeared in the Press that a resolution had been passed by the Shanghai Realty Owners' Association to the effect that in view of the movement started by tenants for rent reduction, no new building operations would be taken in hand. A number of workmen belonging to this Association of Masons and Carpenters have consequently applied to us to assist them out of this difficulty. We accordingly appointed an officer to enquire into the matter and he reports that the representations made are correct.

On the 10th instant we issued a warning through the Press in which we requested the Rent Reduction Committee to consider the livelihood of over 300,000 workmen of this Association. A reply has been received from that Committee dealing with the matter in its own way and regardless of facts.

This Association finds that over 300,000 workmen have no definite work of a permanent nature. They are dependent on the occasional building of houses for their living. If work on new buildings must stop, then not only will the 300,000 workmen be deprived of occupation but the trades connected with house building will lose business. Since the workmen have been given to understand that no new building work is to be taken in hand they are in a state of unrest. It is feared that it will not be easy to pacify so many people. If no suitable measure is devised to meet the situation, these men may engage in unlawful pursuits. In the interest of the men and also of peace and order the Council is asked to restrain the Rent Reduction Committee so that the livelihood of over 300,000 men may be assured and hidden dangers removed and disturbances averted.

A petition is also being addressed to the Shanghai City Government and the French Municipal Council.

(Chopped) Shanghai 6th District Masons & Carpenters' Association.

(Signed) Tsou Long-yeen, Member of Standing Committee.

19 FEB. 1934

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE
C & S. B. REGISTRATION
File No. 3482
No. D
S. Date 1.20/2.24/34

Date February 20, 1934.

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie

Forwarded by

W. Duncan D.S.

The residents of the Sin Ming Faung (新民坊) and San Ming Faung (三民坊) alleyways, Yangchow Road, have organized a joint section of the Settlement District Rent Reduction Association. The body will be formally inaugurated on February 25.

Ten members of the Chapei District Rent Reduction Association at a meeting held in their office, No. 18 Chiao Tung Li, Chiao Tung Road, Chapei, between 3 p.m. and 3.45 p.m. February 19 decided to appoint Hu Yih Pu (胡一浦) and Wong Ts Ziang (王老祥) to represent the Association at meetings which may be convened by the Shanghai Municipality Rent Reduction Committee.

R. W. Mac Adie.

D. S.

Officer i/c Special Branch.

Copies sent to  
DC (Div) & DCO

YR

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE
CHINA S.N.B. REGISTRATION
No. D. 131
Date February 17, 1935

Headquarters

REPORT

Date February 17, 1935

Subject (in full) General meeting of the Japanese Amalgamated Association of Street Unions held on February 17.

Made by D. S. Umemoto.

Forwarded by D. J. Everest.

Between 3.15 p.m. and 5.45 p.m. February 17, a general meeting of the Japanese Amalgamated Association of Street Unions was held at the Japanese Club, Boone Road. The function was attended by 43 chairmen of the various street unions.

The opening speech was delivered by Mr. Amano, Vice-chairman of the Japanese Amalgamated Association of Street Unions. Detailed reports on the work of the Association and its financial condition during 1933 were submitted by committee members and were approved.

In connection with the increase in the number of Japanese members on the Shanghai Municipal Council, Mr. Hayashi, Chairman of the Association, said that the suggestion of appointing three Japanese members to the Shanghai Municipal Council was reasonable and would contribute towards the maintenance of closer relations between the Municipal Council and the Japanese community.

Mr. Takahashi, Chairman of the Showa Union, reported on the result of a meeting held recently by a number of Japanese residents and officials of the Shanghai Telephone Company when the question of alleged discriminatory treatment by the Telephone Company between subscribers in the Northern and Western Districts was discussed.

A proposal that the question of the reduction of rentals be studied by a committee to be appointed by the Chairman was submitted by the Northern Branch of the Japanese Amalgamated Association of Street Unions.

Messrs. Kanaya, Chairman of the Darroch Road Street Union, and Takahashi, Chairman of the Showa Union, delivered a speech supporting this proposal, which was eventually passed unanimously. The members of the committee for the study of the high rate of rentals and the reduction movement will be appointed later.

*Handwritten initials and signature*

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

Station, .....

Date ..... 19 .....

Subject (in full) ..... ( 2 ) .....

Made by ..... Forwarded by .....

The establishment of a resting-place in the compound of the Shanghai Jinsha Shrine was also discussed.

Mr. Y. Hayashi was re-appointed Chairman of the Association for 1934.

From enquiries made, it has been ascertained that no movement will be carried out this year by the Association for the increase in the number of Japanese members of the Shanghai Municipal Council from two to three.

*M. Imemoto.*

D. S.

Officer i/c Special Branch.

*907*  
*19.2.*

Commr. of Police.

Sir:

Information

*John Robertson*  
for O. i/c S. B.

*Revised*  
*20/2*

SHANGHAI MUNICIPAL POLICE.

Headquarters, S.

REPORT

SHANGHAI MUNICIPAL POLICE
File No. S. A. REGISTRY.
No. D. 3482
Date 12/1/34

Date February 22, 1934.

Subject (in full) Rent reduction movement amongst Japanese.

Made by D. S. Umemoto.

Forwarded by D. I. Everest

At 7 p.m. February 9, four committee members of the Northern District Branch of the Japanese Amalgamated Association of Street Unions held a meeting at the residence of Mr. Fukushima, No. 38 Magnolia Terrace off North Szechuen Road Extension to discuss the question of the rent reduction movement.

The meeting decided to make an investigation into the prices of commodities during the past several years, to make a comparison between the prices of commodities and the rent as well as a comparison between rent, land values and the percentage of profit of the landlords. After collecting sufficient data, the Japanese tenants in the Northern District will first obtain approval from the Japanese Amalgamated Association of Street Unions to negotiate direct with their respective landlords.

A member of the standing committee of the Japanese Amalgamated Association of Street Unions informs me that the matter has not yet been discussed by the Association.

A general meeting of the Japanese Amalgamated Association of Street Unions will be held in the Japanese Club on February 17 when it is expected that the question of the rent reduction movement will be discussed and the attitude to be adopted by Japanese in this matter will be decided. But it is generally believed that Mr. Hayashi, Chairman of the Association, will not take an active part in this movement in view of the fact that he is also a landlord.

It is learned that the landlord of a block of houses in Shing Nyih Fong (錦華坊) off Scott Road, which are chiefly occupied by Japanese, has voluntarily reduced the rent from ¥60 to ¥50 per mensem, as from this month.

At present the rent reduction movement is being supported

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

..... Station,

Date..... 19

Subject (in full)..... ( 2 ) .....

Made by..... Forwarded by.....

by residents in Chinese territory along the Extra Settlement  
most of the  
Roads in the Northern District. The/Japanese shop-owners in  
Woosung Road, which is the Japanese business centre, are being  
satisfied with the present rate of rentals.

*M. Menzies*

D. S.

*Sup*  
*12/2*

Officer i/c Special Branch.

S 2

*Further report  
on meeting of J.A.B.S.U.  
in due course*

*J.R. D.L. Menzies*

*Robt m/r/34*

SHANGHAI MUNICIPAL POLICE.

Headquarters.

REPORT

Date January 30, 1934.

SHANGHAI MUNICIPAL POLICE	
C. & S. B. REGISTRY.	
No. D	3482
S. 2	380007, 134

Subject (in full) Rent reduction movement amongst Japanese.

Made by D. S. Umemoto.

Forwarded by D. S. Umemoto.

At 4.30 p.m. January 28, 1934, some 30 members of Japanese street unions in the northern district, accompanied by their families held a social gathering at the Blue Bird Dancing Hall, North Szechuen Road Extension.

During the function, Mr. Mayezono, Chairman of the Hokuyukai Street Union, proposed that the Japanese Amalgamated Association of Street Unions be requested to devise ways and means to take an active part in the rent reduction movement.

It was eventually decided that a number of persons be appointed to study the matter and to submit their views on the rent reduction movement to the Japanese Amalgamated Association of Street Unions.

The function terminated at 11.15 p.m.

*D. S. Umemoto.*  
D. S.

Officer i/c Special Branch.

*52*  
*Watch developments*  
*& report further*

*JR*

*D. S. Umemoto.*  
*as enclosed 21/1/34*

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE
F. & S. B. REGISTRATION
File No.
No. D 3482
S. 1.
Date February 19, 1934.

Subject (in full) Rent Reduction movement.

Made by D.S. Mac Adie

Forwarded by

Wh Duncan DSD

Seventeen members of the 26th branch of the 1st Special District Citizens' Federation which is acting as the 26th Sub-Office of the Settlement District Rent Reduction Association held a meeting in the office of the branch, No. 67 Kiangse Road, between 2 p.m. and 4.30 p.m. February 18. Wong Han Liang (王漢良), proprietor of the Ain Zou Kee Curio Shop on the above premises, presided over the function. The following resolutions were discussed and passed:-

1. That a manifesto be issued.
2. That the residents in the District be urged to join the movement unanimously.
3. That house rent investigation forms be distributed to the residents.
4. That the measures decided by the Shanghai Municipality Rent Reduction Committee be carried out.
5. That the residents be notified to the effect that no subscription will be raised in connection with the movement.
6. That reports in connection with disputes arising from the movement be sent to the Sub-Office c/o Li Tsung San (李春山), Kung Yih Printing Concern, 71 Kiangse Road. (Li Tsung San is a committee member of the 26th branch of the 1st Special District Citizens' Federation).

Some 100 persons claiming to be representatives of residents at Dah Yang jao (大陽橋), Chapei, held a meeting at no. 6 Tuh Shing Saung (德興坊), Chungshing Road, Chapei, between 3 p.m. and 5 p.m. February 17 when a Dah Yang Jao Sub-Office of the Chapei District Rent Reduction Association was formed and eleven persons of the attendance were appointed



SHANGHAI MUNICIPAL POLICE.

File No.....

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Station,

Date.....19

Subject (in full).....

Made by.....

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to serve on the executive committee of the Sub-Office.

It was decided to issue a manifesto bearing on the movement.

R. W. Mac Adie

D. S.

*See*

Officer i/c Special Branch.

Comms.

Sir,

Information, copies  
sent to DC(Div) & D.O.s

Thos Robertson

Subst

*Recd*

*1/12*

*FILE*

*11*

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL  
C. & S. B. REG.  
File No.  
No. D 3472  
Date February 13, 1934.

S.1, Special Branch

REPORT

Date February 13, 1934.

Subject (in full) Rent Reduction Movement.

Made by D.S. Mac Adie

Forwarded by

The Shanghai Municipality Rent-Reduction Movement Committee, Chinese Chamber of Commerce building, North Soochow Road, has prepared posters of five different kinds to be distributed among local residents who will be requested to post same during the Lunar New Year holidays. The following is a translation of these five posters.

a) "To rehabilitate local business and to restore prosperity to Shanghai, rentals must be reduced".

b) "Measures governing rent reduction

" Period

"From January, 1934 to December 1937.

" Rate of Rent Reduction

"Rent on houses constructed between 1922 and 1924 be paid

" at 90% of the present rate.

"Rent on houses constructed between 1925 and 1927 be paid

" at 80% of the present rate.

"Rent on houses constructed between 1928 and 1930 be paid

" at 70% of the present rate.

"Rent on houses constructed between 1931 and 1933 be paid

" at 60% of the present rate.

"In a case where a house was rented after 1922 and the

" rental has been increased thereafter, the rate of

" reduction in rent be calculated according to the year

" when the rent was increased."

c) "To reduce rent in order to relieve the distress of the people".

d) "Three million citizens in Shanghai are expecting the rent to be reduced".

e) "In order to enforce the doctrine of "livelihood", the rent should be reduced first of all".

Officer i/c Special Branch.

R. W. Mac Adie

D. S.

FILE 4R

Comm.  
S.  
Information  
DC (Dw) &  
DOs informed  
J. Robertson  
Supt.

13/2

13/2

SHANGHAI MUNICIPAL POLICE

File No. D. 7482

Reference Slip from Headquarters.

THIS SLIP MUST NOT BE DETACHED.

To Officers i/c	INSTRUCTIONS:
D. C. (Divns)	For disposal ✓
" (Crime)	Furnish data
" (Specials)	Investigate and report
A. C. (Traffic)	Note and file
<i>S.C.</i> (S. B.) ✓ <i>3R</i>	Note and return
" (A. & T. R.)	Report present status
D. O. A. Divn.	Submit recommendation
" B. "	For further report
" C. "	For opinion
" D. "	Reply to writer direct
Supt. of Gaols	As instructed
Personal Assistant	See me in re.
Quartermaster	Draft reply
Pay Office	Attach file ✓
Central Registry	Comment
Musketry Officer	
Initials <u><i>L. Y. Ma</i></u>	For File.....
Date <u><i>10. 2. 34</i></u>	Date.....
Noted and Returned Date <u>  /  /  </u>	

C. S. D. No. 127

No. D. 3482

Translation of letter to Secretary from  
Shanghai First Special District Citizens' Federation.

Dated 10th February, 1934.

Rent reduction and water supply.

In compliance with the numerous requests of citizens in this city, we are now conducting a movement for the reduction of rents. Meanwhile, malicious landlords who ignore the hardships of business-people, are pressing for the payment and attempting to raise rentals on the plea of increase in water charges. If their demands are not acceded to, they will take steps to cut off the water supply immediately, and thus endanger the lives and property of tenants. When the question was submitted to the Committee of the Citizens' Federation for consideration, it was decided to request the Council to constantly watch the landlords and to prohibit increase in rents so that peace and good order may be preserved and the difficulties confronting business establishments may be relieved.

Will the Council kindly instruct the officers concerned to deal with this matter. The Council, being responsible for public safety, should keep a close watch over the landlords and suppress such unlawful acts as the cutting off of the water supply. If the supply of water to any house has already been discontinued, the Waterworks Company should be directed promptly to restore it. In the interest of Municipal administration and public safety, it is hoped that the Secretary will give his attention to this matter.

(Chopped) Shanghai First Special District Citizens' Federation.

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12/2  
FILE  
212

Chopped

12 FEB 1934

SHANGHAI MUNICIPAL POLICE.

REPORT

Date February 13, 1934.

SHANGHAI MUNICIPAL POLICE  
C. A. S. P. RECEIVED  
File No. 3482  
No. D  
S. 1  
Date Feb 13, 1934

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie

Forwarded by

*W. Dunean DSO*

The notification of builders and contractors that the estate owners would cancel all existing building contracts if the rent reduction movement attained serious proportions was decided upon by Kwei Yien Fang (費延芳), Chairman of the Estate Owners Association. This intimation was released on February 10 and resulted in the warning issued by the Carpenters and masons Union to the Shanghai Municipality Rent Reduction Committee (Vide previous report on the subject).

The Carpenters and masons Union, No. 8 Tai Teh Si Li, min Lih Road, Chapei, attempted to convene a meeting of representatives of district unions in the trade for 3 p.m. February 12 with a view to discussing the course of action to be undertaken in connection with the rent reduction movement. The meeting however did not materialize owing to there being an insufficient number of persons to form the quorum. The Union has rented Room 235 Grand Shanghai Hotel, 348 Tientsin Road, as a meeting place.

*R. W. Mac Adie*

D. S.

Officer i/c Special Branch.

*Comms.*  
*Sis*

*Information. Copies sent to DC(Div) & D.O.s*

*John Robertson*  
*Capt*

*Jan 12/34*

*W. Dunean*  
*ASD*

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE
C & S. B. REGISTRY.
No. D. 3482.
Date Feb. 12, 1934. 134

REPORT

Subject (in full)..... Rent Reduction movement.

Made by..... D.S. Mac Adie

Forwarded by.....

*Wh Duncan D.S.*

Ten committee members of the Shanghai Municipality Rent Reduction Committee held an urgent meeting in the Chinese Chamber of Commerce building, North Soochow Road, between 3 p.m. and 4.15 p.m. February 11. Chang Ih Zung (張一蓀), proprietor of Yung An Li (永安利) Confectionary Shop, 513 Nanking Road, and a committee member of the 1st Special District Citizens' Federation, who presided, addressed the attendance stating that he had heard that the local Estate Owners' Association had decided to cease construction of new buildings as a result of the rent reduction movement at present carried out by residents in Shanghai. The following resolutions were discussed and passed:-

1. That the Shanghai City Government be requested to instruct local estate owners to construct dwelling houses on vacant ground with a view to restoring Shanghai to its former prosperous condition.
2. That in connection with the article containing a warning to the Committee inserted by the Carpenters and masons Union, No. 8 Tai Teh Si Li, Min Lih Road, Chapei, in the advertisement column of Shun Pao dated February 10, the following measures be adopted: (The article informs the Committee that as a result of the reduction movement at present conducted by local residents under the direction of the above body, the Estate Owners' Association has decided to cease construction of new buildings. This decision, should it be put into force, the article emphasizes, will have a direct effect upon the employment of the 300,000 carpenters and masons in Shanghai and

FILE  
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*LL*  
*134*

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

..... Station,  
Date ..... 19

Subject (in full) .....

Made by .....

Forwarded by .....

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in addition will indirectly affect the construction material dealers, and thus the Union would not be able to control the activities of its members. It also states that the article serves as a warning to the Committee and requests the latter to give an early reply.)

- a) That the General Labour Union be requested to prevent the Carpenters and masons Union from undertaking activities detrimental to the rent reduction movement.
- b) That a reply to the above article be drafted explaining the true circumstances of the rent reduction movement (A summary translation of this letter is attached to this report).
- c) That a manifesto in connection with the dispute (between the Committee and the Union) be issued.

3. That Wong Hung Hwei (王鴻輝), Liu Zoong Ying (劉宗英) and Zung Kiu Foong (鍾九芳), be appointed to make arrangements for an extensive appeal campaign to be made to the local Chinese Authorities. (It is learned that the campaign will start on February 18 when representatives of various sub-offices of the Committee and tenants Section offices will proceed to various Chinese official organs by motor cars or trucks).

4. That the applications of the "Russian Merchants Cooperative Association" and the "Japanese Street Union" for membership of the body be referred to the Standing Committee.
5. That various sub-offices be instructed to prepare posters in connection with the movement for exhibition on the occasion of the Lunar New Year.

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

Station, .....

Date ..... 19 .....

Subject (in full) .....

Made by ..... Forwarded by .....

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Some 50 Chinese who claimed to be residents of the Hung Zeu Faung (Hungzeu) Alleyway, Mapai Road, held a meeting on the premises of the Tseng Hwa Primary School (鎮華), House No. 57 of the Alley, between 3 p.m. and 4 p.m. February 10 and decided to form a "Hung Zeu Faung Tenants Association - Rent Reduction Committee". Eleven of the attendance including the principal of the above primary school were appointed to make arrangements for the inauguration of the body.

At 10 a.m. February 11 four Chinese who claimed to be representatives of the Tao Teh Li Alleyway, Avenue Foch, French Concession, accompanied by Lawyer Zung Ping Sing (陳炳平) called on Huang Ching Yung (黃金榮), Advisor to the C.M.F., at his residence in Chao Wu Kyung Village, and requested him to ask the 2nd Special District Court not to issue distress warrant against tenants in connection with the rent reduction dispute. They were received by Huang and promised consideration of their request. It is learned that Lawyer Zung Ping Sing who is the legal advisor of the tenants, is a follower of Huang Ching Yung.

R. W. Macadie.

D. S.

Officer i/c Special Branch.

Comments.

Information.

Copies to DC(Div) & DOs

Thos Robertson

Subst



Translation of the letter addressed to the Carpenters  
and masons Union by the Shanghai Rent Reduction  
Committee

A perusal of the warning inserted by you in the advertisement column of the Shun Pao dated February 10, 1934, makes us feel strange. This Committee has the backing of public opinion and is therefore impartial. You should, instead of opposing this Committee, sympathize with its activities. The reasons for this are twofold, firstly, the members of your Union will also benefit should the rent reduction movement prove successful; secondly, they will have more work than heretofore should the Estate Owners' Association accept the proposal of the Committee to build residences on vacant ground with a view to restoring Shanghai to its former prosperous condition. From the above we conclude that you have adopted a one-sided view in sending us the warning and we hereby earnestly offer you our advice.

Form 2  
G 5006-11-33

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE
File No. S. B. REGISTRY.
S. No. D. 3482
Date February 9, 1934.

REPORT

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie

Forwarded by

W. H. McLean D.S.D.

Thirty six representatives of various branches of the 1st District Citizens' Federation which are acting as sub-offices of the Settlement District Rent Reduction Association held a joint meeting in the Chinese General Chamber of Commerce building, North Soochow Road, between 2 and 4 p.m. February 8 and decided to accelerate the formation of sections in various alleyways in the Settlement with a view to extending the rent reduction movement.

Between 4.30 p.m. and 5.45 p.m. February 8 some 40 Chinese who claimed to represent various local public bodies met in the same building and passed the following resolutions:-

1. That the rate of reduction/rentals as decided by the Shanghai Municipality Rent Reduction Movement Committee (Vide I.R. 24/1/34) be published in the local vernacular press.
2. That the Estate Owners Association be asked to comply with the decision of the Shanghai Municipality Rent Reduction Committee.
3. That a manifesto in the English language be issued in connection with the movement.
4. That the Courts be requested to pay particular care in dealing with cases in connection with rent disputes in order to avoid the creation of trouble by either the landlords or tenants in protest against their decisions.
5. That the 1st Special District Court be requested to re-investigate the case in which Chang Chi Ping (張志平), Editor-in-chief of the Saung Pao (商報), was sentenced to four months' imprisonment as a result of a suit filed

FILE  
JR

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

S. 1. .... Station,

Date ..... 19

Subject (in full) .....

Made by .....

Forwarded by .....

- 2 -

by Chi Cho Mee (胡志美) for defamation of character in connection with Hsu Ngoh Ying (徐玉英) Case.

6. That in connection with the appeal to various bodies for assistance made by Chen Chang Dz (陈长氏), who is alleged to have been raped by six foreigners, the Hsu Ngoh Ying Case Support Committee be requested to deal with the case at the same time.

7. That with a view to extending the above movement a further eighteen persons be appointed to serve on the Hsu Ngoh Ying Case Support Committee.

Some twenty persons claiming to represent the residents of 38 houses of the Ng Foh Li (Lane 921), Tonquin Road, 11 houses of the Ying Sih Li (Lane 929) Tonquin Road, 30 houses of the Kong Ning Li (Lane 272), Macao Road, and 52 houses of Tai Lai Faung (Lane 1335), Gordon Road, held a meeting in No. 10 Ying Sih Li, Tonquin Road, between 2 p.m. and 4 p.m. February 8 and decided to form a joint office of the alleyways in question to further the rent reduction movement. It was also decided that a temporary office be established at the last mentioned address and that the tenants be asked to pay \$0.50 each as membership fee.

Following an attempt on February 8 of the Judicial Police attached to the 2nd Special District Court to execute a distress warrant on the tenants of Nos. 45 & 47 Tao Teh Li, Avenue Foch, for non-payment of rentals for the past three months, the rent was paid into Court on the same day.

It will be recalled that a similar warrant was served on the company of another house of the block on February 5.

R. W. Mac Adie

D.

S.

Officer i/c Special Branch.

Approved  
to D.C. (S)  
& D.O. (S)  
1/13/34 J.R.

Recd  
1/13/34  
J.R.

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE
C. & S. B. REGISTRY.
No. D. 3482
1. Station 134
Date February 10, 1934.

REPORT

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie

Forwarded by

Whomcane DSS

Twenty-nine Executive Committee members of the Settlement District Rent Reduction Association held a meeting in the Chinese Chamber of Commerce building, North Soochow Road, between 2.15 p.m. and 3.45 p.m. February 9. Wong Han Liang (王漢良), proprietor of the Ching Zeu Kee (錦記) Curio Shop, 67 Kiangse Road, and a committee member of the 1st Special District Citizens' Federation, presided over the function. The following resolutions were discussed and passed:-

1. That seven of the attendance be appointed to serve on the Standing Committee of the body.
2. That in compliance with the request of the 29th Branch of the 1st Special District Citizens' Federation, the landlords of the premises, 1181 to 1197 Haining Road, (odd numbers only) be asked to have the water supply reconnected to the above houses. (The water supply to this block was disconnected on February 2 as a result of non-payment of water charges in arrears by the landlords, the latter laying the blame on the tenants for their refusing to comply with the order of the landlords to pay the charges at an increased rate).
3. That the S.M.C. be requested to instruct the Shanghai Water Works Company to refrain from disconnecting water supply to the public with a view to maintaining peace and order.
4. That the tenants whose water supply has been cut off be instructed to pay their water charges direct to the Shanghai Water Works Company but deduct same when paying their rents to the landlords.

FILE  
DR

14

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

Station, .....

Date ..... 19 .....

Subject (in full) .....

Made by .....

Forwarded by .....

- 2 -

5. That various sub-offices and sections of the Association be instructed to accelerate the rent reduction movement in their respective districts.

The tenants of the Hung Zeu Faung (鴻壽坊), Robison Road, have organized a Rent Reduction Section Office. The new body issued on February 9 a circular alleging that house rent is the heaviest burden of the residents in Shanghai and urging the tenants of each house in the alleyway to assign a representative to participate in a meeting to be convened for 2 p.m. February 10 in House No. 57 in the Alley to discuss measures to be undertaken in connection with the rent reduction movement.

Advised  
inform by  
telephone  
10/12/34  
R.H.

Seventeen persons claiming to be representatives of the tenants of the Sing Hui Faung (新匯坊), Rue Bourgeat, held a meeting in the office of the 8th Branch of the 2nd Special District Citizens' Federation, No. 9 Zung Teh Li (順德里), Route Pere Robert, between 5 and 6.10 p.m. February 9, and decided that as the landlords of the alleyway have insisted on an increase of 15% and 10% on the rentals of houses facing <sup>the</sup> street and in the alleyway respectively instead of 10% and 5% as already agreed by the tenants, the latter be instructed to abandon their attitude of compromise and demand a reduction in rent. Posters bearing the slogan "Oppose increase in house rent, which, instead, should be reduced", were exhibited on the doors of the houses of the alleyway.

Ref  
10/12/34  
R.H.

Comm.  
Information. Office  
sent to DE (Div) & DDO  
Officer 1/0 Special Branch.  
Sub

R.H. Mac. Adie.  
D. B.

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE  
C. & S. E. REGISTRY.  
File No. *2482*  
S. *Na D*  
Date: February 8, 1934.

Subject (in full) Rent Reduction Movement - Settlement District  
Association of the Shanghai Municipality Rent Reduction Committee  
to convene general representative meeting.

Made by D. S. Mac Adie Forwarded by W. Duncan D.S.

Under the auspices of the Settlement District Association of the Shanghai Municipality Rent Reducation Committee, representatives of various branches of the 1st Special District Citizens' Federation, which are acting as sub-offices of the first mentioned Association, will hold a meeting in the Chinese Chamber of Commerce building, North Soochow Road, at 2 p.m. February 8 to discuss the course of action to be undertaken in connection with the rent reduction movement in the Settlement.

*R. W. Mac Adie.*

D. S.

Officer i/c Special Branch.

**FILE**

*Copy sent DO "C"  
W.A. notified by phone  
JR*

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE
CITY NO. REGISTRY.
S. No. D 5482
Date February 7, 1934

Subject (in full) Rent Reduction movement.

Made by D. S. Mac Adie

Forwarded by

W. Duncan ASD

Some thirty residents of the Fan Sung Li (潘生里) Alleyway (Lane 685), East Seward Road, held a meeting between 5.10 p.m. and 7 p.m. February 5 in house No.3 in the alleyway. The following resolutions were discussed and passed:-

1. That the notice of the landlords of the alleyway to the effect that commencing from January 1, 1934 the house rent would be increased by 20% be ignored.
2. That the landlords be requested to reduce the rent to 80% of that paid at the beginning of 1925. (The house rent in this alleyway was increased by 20% in the latter part of that year.)
3. That pending a settlement of the dispute, tenants be instructed to deposit their house rent in the Shanghai Commercial & Savings Bank.

Following an order issued in the beginning of January, 1934, by the landlords of the Ziang Shing (江生里), Tatung Road near Shanhaikwan Road ordering the tenants to vacate the premises before January 31 as the houses would be pulled down, the residents of fifteen of the forty five houses in the alleyway vacated their homes but the remaining thirty tenants continue to occupy their premises and are pressing the landlords to postpone the demolition of the block. These residents have decided to solicit assistance from the Shanghai Municipality Rent Reduction Committee in connection with the dispute.

Following the notice issued by the 3rd branch Association of the 2nd Special District Citizens' Federation refusing recognition of the Tao Teh Li Section organized

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

Station, .....

Date ..... 19

Subject (in full) .....

Made by ..... Forwarded by .....

- 2 -

by the tenants of the alleyway in question on Avenue Koch,  
(Vide previous report on the subject)  
French Concession, the residents concerned have decided  
to withdraw from membership of the Branch Association.  
Thirteen of the tenants have been appointed to form a  
"Tenants Representative Group" in lieu of the defunct  
Section and a lawyer has been engaged as legal advisor.  
Following an attempt on February 5 of the Judicial police  
attached to the 2nd Special District Court to execute a  
distress warrant on the Sing Van Yuen (北馬路) Soy Shop,  
No. 1 Avenue Koch (one of the houses in the block known  
as the Tao Teh Li) for non payment of rentals for the past  
three months, the rent in arrears was paid into the Court  
on the same day.

The Educational Association with an office on  
Dah Chih Road, Nantao, has formed a "Rent Reduction movement  
Committee of Schools Established on Leased Premises",  
and has decided to apply for membership of the Shanghai  
Municipality Rent Reduction Committee.

Copy sent to  
DC (Div) & D.C.  
J.R.

R. W. Mac. Adie  
D. S.

Prop  
1/2

Officer i/c Special Branch.

Commr. of Police.
Sir:
Information
<i>J.R. Robertson</i>
for the S. B.

Shank  
8/2



SHANGHAI MUNICIPAL	
C. & S. B. REGI	
No. D-3482	
Date 2/2/34	124
February 2, 1934	

**Rent Reduction Movement.**

D. S. Mac. die

Some thirty residents of the Fan Tung Li (弄里) Alleyway (Lane 605), East Toward Road, held a meeting between 5.10 p.m. and 7 p.m., February 5 in House No. 3 in the alleyway. The following resolutions were discussed and passed:-

1. That the notice of the landlords of the alleyway to the effect that commencing from January 1, 1934 the house rent would be increased by 20% be ignored.
2. That the landlords be requested to reduce the rent to 80% of that paid at the beginning of 1933. (The house rent in this alleyway was increased by 20% in the latter part of that year.)
3. That pending a settlement of the dispute, tenants be instructed to deposit their house rent in the Shanghai Commercial & Savings Bank.

Following an order issued in the beginning of January, 1934, by the landlords of the Liang Shing Li (弄里), Tatung Road near Shanghaiwan Road ordering the tenants to vacate the premises before January 31 as the houses would be pulled down, the residents of fifteen of the forty five houses in the alleyway vacated their houses but the remaining thirty tenants continue to occupy their premises and are pressing the landlords to postpone the demolition of the block. These residents have decided to solicit assistance from the Shanghai Municipality Rent Reduction Committee in connection with the dispute.

Following the notice issued by the 2nd Branch Association of the 2nd Special District Citizens' Federation refusing recognition of the Tao Teh Li Section organized,

*Added  
Liang Shing  
5/2/34.*

- 2 -

by the tenants of the alleyway in question on Avenue Noeh,  
(Vide previous report on the subject)  
French Concession, the residents concerned have decided  
to withdraw from membership of the Branch Association.  
Thirteen of the tenants have been appointed to form a  
"Tenants Representative Group" in lieu of the defunct  
section and a lawyer has been engaged as legal advisor.  
Following an attempt on February 5 of the Judicial Police  
attached to the 2nd Special District Court to execute a  
distress warrant on the Bing Van Yuen (新萬源) Toy Shop,  
No. 1 Avenue Noeh (one of the houses in the block known  
as the Tsa Teh Li) for non payment of rentals for the past  
three months, the rent in arrears was paid into the court  
on the same day.

The Educational Association with an office on  
Dah Chih Road, Mantao, has formed a "Rent Reduction Movement  
Committee of Schools Established on Leased Premises",  
and has decided to apply for membership of the Shanghai  
Municipality Rent Reduction Committee.

D. S.

Officer i/c Special Branch:

D. O. "D"  
Information  
J. H. Robertson  
Capt.

Handwritten notes and signatures, including a large circular stamp with the number 16 and other illegible markings.

SHANGHAI MUNICIPAL POLICE.

REPORT

Section D. 3482  
Date February 6, 1934

Subject (in full) Rent Reduction movement.

Made by D.S. Mac Adie Forwarded by Whelan D.S.

As a measure to further the rent reduction movement the Shanghai Municipality Rent Reduction Committee organized by various local public bodies with an office in the Chinese Chamber of Commerce building, North Soochow Road, has decided to divide Shanghai into five districts, International Settlement, French Concession, Chapei, Nantao and Pootung, each with a "District Association" to deal with disputes arising out of the rent reduction movement in their respective areas. The District Associations of the first three areas above mentioned were formally inaugurated in January, 1934, while efforts are being made for the formation of the Associations in the remaining two Districts, Nantao and Pootung. The Committee in addition has instructed the Branch Associations of the 1st and 2nd Special District Citizens' Federations to act as "Rent Reduction movement Sub-Offices" to assist the District Associations in the Settlement and French Concession in supervising the activities of section offices organized by the residents in various alleyways. Up to the present a total of five section offices as shown in the following table have been formed by tenants of various alleyways in the Settlements:-

6th Sub-Office, 17 Sz Zeu Li (師壽里), East Seward Road

Fan Sung Li (潘生里) Tenants Rent Reduction Section

Office, Fan Sung Li (Lane 685) East Seward Road.

18th Sub-Office, 160 Burkill Road

Doong Zeu Li (同壽里) Tenants Rent Reduction Section

Office, Doong Zeu Li, Chengtu Road.

19th Sub-Office, 1509 Yangtzepoo Road

Pah Foh (柏福), Pah Loh (柏祿) and Pah Zeu (柏壽)

Li Tenants Section Office, 12 Pah Loh Li, Yangchow Road.

*Handwritten initials and date:*  
7/2

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

Station, .....  
Date ..... 19 .....

Subject (in full) .....

Made by ..... Forwarded by .....

- 2 -

30th Sub-Office, 47 (Lane 580) Tsitsihar Road

Zeu Ping Li (新西里) Tenants Rent Reduction Section Office,

Zeu Ping Li, Ward Road.

In addition to the foregoing Section Offices, the tenants of the following alleyways are making arrangements for the formation of similar offices in connection with the movement:

Vung Yuen Li (文源里), Thibet Road.

Kong Ning Li (康宁里), Macao Road.

Tai Lai Faung (泰来坊), Gordon Road.

Sih Ying Li (雪印里), Tonguin Road.

Ngoo Foh Li (五福里), Tonguin Road.

Hwa Kee Avenue, Bubbling Well Road.

Tsing Foh Li (五福里), Avenue Road.

The Rent Reduction Movement Committee has prepared a handbill entitled "A manifesto issued in connection with the Rent Reduction movement" which was distributed to its branches on January 3. The document states that as a result of the Sino-Japanese Hostilities in 1932 for which the Japanese are to be blamed, local business is greatly depressed. In the programme of rehabilitation of Shanghai and restoration to its former prosperous condition are a number of necessary measures but the principal and the most pressing of these is the movement for the reduction in house rentals. This reduction will relieve the residents from their present straitened circumstances.

The 3rd Branch Association of the 2nd Special District Citizens' Federation, 112 Rue Vouillemont, issued on February 3 a notice strongly censuring the residents of the

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

Station, .....  
Date ..... 19 .....

Subject (in full) .....

Made by ..... Forwarded by .....

- 3 -

Tao Teh Li (陶德理) Alleyway, Avenue Foch, French Concession, for ignoring the fact that the Association was negotiating with the landlord of the alleyway over reduction in rentals and purposely creating disorder. The notice also announced that the Tao Teh Li Section formed under the Association will be re-organized and the Association will not be responsible for any activity conducted by the Section prior to this step. This notice evidently refers to the attempt of the tenants to press the landlord for a further reduction after the Association had already secured a favourable reduction for them.

Eight representatives of the tenants in the vicinity of the corner of boulevard des Deux Republiques and Rue Montauban held a conference in the Yueh Hwa Teashop, 236 Boulevard des Deux Republiques at 2 p.m. February 2, 1934, and decided to urge the landlords to reduce the rent.

The following resolutions were discussed and passed:-

1. That the landlords be requested to refund three months rentals as a return for rent paid during the local Sino-Japanese Hostilities for which period tenants were granted exemption.
2. That owing to trade depression, the rent be reduced by one third with effect from January 1, 1934.
3. That pending a settlement of the dispute, all tenants concerned be told to withhold payment of rent.
4. That preparation be made for the organization of a tenants Union.

In all there are 14 tenants concerned, all owners of shops, the rentals of which range from \$127 to \$270.

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

Station, .....

Date ..... 19 .....

Subject (in full) .....

Made by .....

Forwarded by .....

- 4 -

These tenants have established a temporary office at 104 Boulevard des Deux Republiques. The Rent Collection Office of the landlords is situated at 239 Boulevard des Deux Republiques.

Some 10 standing committee members of the Chapei District Rent Reduction movement Committee met in their office, 18 Chiao Tung Li, Chiao Tung Road, Chapei, between 2 p.m. and 3.30 p.m. February 4. Wong Ts Ziang (王老祥), one of the attendance, presided over the function. It was decided to ask the Shanghai municipality Rent Reduction Movement Committee to hold a weekly meeting every wednesday in order to facilitate the settlement of various disputes in connection with the movement.

At 1 p.m. February 5, twenty members of the Chapei District Rent Reduction Movement Committee, held a meeting in their office at 18 Kiaotung Li, Chiaotung Road, Chapei, and passed the following resolutions:-

1. That rent reduction be applicable in all cases even in respect of leased premises.
2. That the sub-tenants be also entitled to rent reduction.
3. That an appeal be made to landlords for a reduction in rent and that a general investigation be made into rentals in Chapei.
4. That the Legislative yuan be requested to amend Articles 440 and 450 of the Civil Code. (Covering Rousant agreements)

Twenty one members of the 2nd Special District Rent Reduction movement Committee held a meeting in their office at 434 Rue Auguste Coppe at 4.15 p.m. February 8 and passed the following resolutions:-

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

Station, .....

Date.....19

Subject (in full) .....

Made by.....Forwarded by.....

- 5 -

1. That all branch offices be urged to accelerate the organization of section office in all alleyways.

2. That the report of the tenants of the Rui Sing Fang Alleyway, Rue Pere Froc and that of the tenants of No.146 Route Duplex against the landlords in connection with the rent question be investigated.

At a meeting of the Estate Owners Association in the office, 270 Peking Road, between 4 p.m. and 5.30 p.m. February 5 at which Kwei Hien Fang (曹延芳), Chairman of the Association, presided, it was decided to inform the Shanghai City Government of the decision of the Association to reject the demand of local tenants for reduction in rent, but on the other hand to refrain from increasing existing rentals.

R. W. Mac Adie.  
D. S.

Officer i/c Special Branch.

Comments.  
See

Information. Copies  
have been sent to  
DC(Div) & DC's.

John Robertson  
Inlet.

FILE  
713

February 6, 34.

## Rent Reduction movement.

D.S. Macadie

As a measure to further the rent reduction movement the Shanghai Municipality Rent Reduction Committee organized by various local public bodies with an office in the Chinese Chamber of Commerce building, North Szechow Road, has decided to divide Shanghai into five districts, International Settlement, French Concession, Chapei, Kiantao and Footung, each with a "District Association" to deal with disputes arising out of the rent reduction movement in their respective areas. The District Associations of the first three areas above mentioned were formally inaugurated in January, 1934, while efforts are being made for the formation of the Associations in the remaining two Districts, Kiantao and Footung. The Committee in addition has instructed the branch Associations of the 1st and 2nd Special District Citizens' Federations to act as "Rent Reduction movement Sub-Offices" to assist the District Associations in the Settlement and French Concession in supervising the activities of section offices organized by the residents in various alleyways. Up to the present a total of five section offices as shown in the following table have been formed by tenants of various alleyways in the Settlement:-

1st Sub-Office, 17 Sa Zou Li (沙洲里), East Fourth Road

Pan Sung Li (潘生里) Tenants Rent Reduction Section Office, Pan Sung Li (Lane 635), East Edward Road.

10th Sub-Office, 100 Burkill Road

Doong Zou Li (同寿里) Tenants Rent Reduction Section Office, Doong Zou Li, Cheongta Road.

12th Sub-Office, 1200 Yangchow Road

Poh Foh (柏福), Poh Loh (柏禄) and Poh Zou (柏寿)

Li Tenants Section Office, 12 Poh Loh Li, Yangchow Road.



30th Sub-Office, 47 (Lane 580) Tsitsihar Road

Zeu Ping Li (青平里) Tenants Rent Reduction Section Office,  
Zeu Ping Li, Ward Road.

In addition to the foregoing Section Offices, the tenants of the following alleyways are making arrangements for the formation of similar offices in connection with the movement:

Vung Yuen Li (文源里), Thibet Road.

Kong Ming Li (康寧里), Macao Road.

Tai Lai Faung (泰來坊), Gordon Road.

Sih Ying Li (雪映里), Tongmin Road.

Hgoo Foh Li (五福里), Tongmin Road.

Hwa Kee Avenue, Bubbling Well Road.

Tsing Foh Li (清福里), Avenue Road.

The Rent Reduction Movement Committee has prepared a handbill entitled "A Manifesto issued in connection with the Rent Reduction Movement" which was distributed to its branches on January 3. The document states that as a result of the Sino-Japanese Hostilities in 1932 for which the Japanese are to be blamed, local business is greatly depressed. In the programme of rehabilitation of Shanghai and restoration to its former prosperous condition are a number of necessary measures but the principal and the most pressing of these is the movement for the reduction in house rentals. This reduction will relieve the residents from their present straitened circumstances.

The 3rd Branch Association of the 2nd Special District Citizens' Federation, 112 Rue Vouillemont, issued on February 3 a notice strongly censuring the residents of the

Tao Teh Li (趙德理) Alleyway, Avenue Foch, French Concession, for ignoring the fact that the Association was negotiating with the landlord of the alleyway over reduction in rentals and purposely creating disorder. The notice also announced that the Tao Teh Li Section formed under the Association will be re-organized and the Association will not be responsible for any activity conducted by the Section prior to this step. This notice evidently refers to the attempt ~~to~~ the tenants to press the landlord for a further reduction after the Association had already secured a favourable reduction for them.

Eight representatives of the tenants in the vicinity of the corner of Boulevard des Deux Republiques and Rue Kantamben held a conference in the Yuch Hwa Teashop, 236 Boulevard des Deux Republiques at 2 p.m. February 3, 1934, and decided to urge the landlords to reduce the rent. The following resolutions were discussed and passed:-

1. That the landlords be requested to refund three months rentals as a return for rent paid during the local Sino-Japanese Hostilities for which period tenants were granted exemption.
2. That owing to trade depression, the rent be reduced by one third with effect from January 1, 1934.
3. That pending a settlement of the dispute, all tenants concerned be told to withhold payment of rent.
4. That preparation be made for the organization of a tenants Union.

In all there are 14 tenants concerned, all owners of shops, the rentals of which range from \$127 to \$270.

These tenants have established a temporary office at 104 Boulevard des Deux Republiques. The Rent Collection Office of the landlords is situated at 236 Boulevard des Deux Republiques.

Some 10 standing committee members of the Chapel District Rent Reduction Movement Committee met in their office, 18 Chiao Tung Li, Chiao Tung Road, Chapel, between 2 p.m. and 3.30 p.m. February 4. Wang Ts Liang (王老祥), one of the attendees, presided over the functioning. It was decided to ask the Shanghai Municipality Rent Reduction Movement Committee to hold a weekly meeting on every Wednesday in order to facilitate the settlement of various disputes in connection with the movement.

At 1 p.m. February 5, twenty members of the Chapel District Rent Reduction Movement Committee, held a meeting in their office at 18 Kiao Tung Li, Chiao Tung Road, Chapel, and passed the following resolutions:-

1. That rent reduction be applicable in all cases even in respect of leased premises.
2. That the sub-tenants be also entitled to rent reduction.
3. That an appeal be made to landlords for a reduction in rent and that a general investigation be made into rentals in Chapel.
4. That the Legislative Yuan be requested to amend Articles 440 and 450 of the Civil Code, *(covering house rent agreement)*

Twenty one members of the 2nd Special District Rent Reduction Movement Committee held a meeting in their office at 424 Rue Augusta Meyer at 4.15 p.m. February 6 and passed the following resolutions:-

1. That all branch officers be urged to accelerate the organization of section office in all alleyways.
2. That the report of the tenants of the sui sing kang Alleyway, Rue Fero Fros and that of the tenants of no.146 Route Duplex against the landlords in connection with the rent question be investigated.

At a meeting of the Estate Owners Association in the office, 270eking Road, between 4 p.m. and 5.30 p.m. February 5 at which Awai Yien kang (黄延芳), Chairman of the Association, presided, it was decided to inform the Shanghai City Government of the decision of the Association to reject the demand of local tenants for reduction in rent, but on the other hand to refrain from increasing existing rentals.

B. S.

Officer i/c Special Branch.

DO "D"  
Information.  
Jhs Robertson  
Sub

Seen [unclear]  
2/2  
Hess. 2  
R.C. 2

SHANGHAI MUNICIPALITY
C. & S. B. REGISTRATION
No. D 2482
Special Branch, 12 124

January 29, 1934.

Commissioner of Police.

Sir,

*Re attached report from West Hongkew.*

On learning on the forenoon of January 28 that the so-called Shanghai Municipality Rent Reduction Committee proposed holding a motor car procession at 2 p.m. that day, I called Chang Ih-zung (張一塵), a leading member of the Committee, to Headquarters and pointed out that no sanction had been sought from the S.M.C. He expressed regret and asked if this could be overlooked, adding that all arrangements had been made and giving an assurance that the so-called procession would be limited to two vehicles only. After communicating with D. C. (Div), I informed Chang that the function could go on provided only two vehicles took part and that the route scheduled (attached) would be strictly adhered to. To these stipulations Chang readily agreed.

At about 2 p.m. Inspector Pike, West Hongkew, telephoned me to say that a procession of six vehicles were about to start off from the Chamber of Commerce and that he had informed S.M.C. who requested I should be notified. I instructed Inspector Pike to point out to the responsible member of the Committee present that any number of vehicles in excess of two was contrary to the arrangement made with Mr. Chang and was a decided breach of faith. This was done, but nevertheless six cars took part and the procession did not abide by the route agreed upon.

A show of force on the part of West Hongkew might have had the desired result of making these people limit the vehicles to two, but on the other hand this breach

FILE  
JR

29/1

*last time is most engine rule*

of faith gives the police good and ample ground to prohibit any like venture which the Committee should plan in future.

Thos Robertson

Superintendent.  
for O. i/c Sp. B.

January 28, 1934.

Copy of Special Branch Report

With a view to furthering the rent reduction movement, two motor cars each carrying four persons and one small banner and several posters bearing on the movement will start from the Chinese Chamber of Commerce, North Soochow Road at 2 p.m. to-day (Jan. 28) and traverse the following roads, thereafter entering French Concession:-

||| Honan, Peking, Thibet, Kiukiang, Bund, Hankow,  
Thibet, Soochow, Bund, Canton and Thibet.

The promoters have given an assurance that the banners and posters will contain nothing of an inciting nature.

Distribution

D.O. "A"  
D.O. "C"  
West Kowloon Station  
Central Station  
Leam Station

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE  
18/34  
C. E. No. REGISTRY.  
No. D 31182  
West Hongke Station,  
Date 28-1-34  
Date 28-1-34

Subject (in full) Rent Reduction Movement.

Made by D.S.I. Hill.

Forwarded by

Shinnane C.

Sir,

I beg to report that, propaganda in favour of the Rent Reduction Movement, in the form of a motor car procession under the auspices of the "Shanghai Municipality Rent Reduction Committee", left the Chinese General Chamber of Commerce Building, North Soochow Road at 2.20 p.m. 28-1-34.

Special permission was obtained from the S.M.C. by the promoters of this movement for two M/cars only, each carrying four persons. As the M/cars in the procession were in excess of the number allowed, Supt. Robertson, Special Branch, was communicated with, and on his instructions, the procession of six M/cars was permitted to proceed.

Capt. Kennedy, D.O. "C" informed.

Copy of pamphlets displayed in the procession attached.

The procession returned to the Chamber of Commerce at 4 p.m. 28-1-34.

*D. S. I.*

D. S. I.

D.D.O. "C" Div.

Officer i/c Special Branch.

*End*



SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. D. REGISTRY.  
No. D 3482  
Shanghai  
Date January 26, 1934

Special Branch

REPORT

Subject (in full) Foreign Interest in House Rent Reduction Movement.

Made by D.S. Pitts. Forwarded by W. Duncan ASD

With reference to the attached instructions of the Officer i/c Special Branch, enquiries elicit the information that up to the present, no concerted representations have been made by foreign residents or by organisations acting on their behalf, to their landlords for reductions in house rents.

It is reported, however, that several members of the local Japanese community are individually interested in the House Rent Reduction Movement as sponsored by the Chinese Citizens' Federation, but nothing has been done to bring the matter to the official notice of any of the Japanese Street Unions and/or Federations, although it is likely that should the demands as set forth by the Chinese be complied with, the Japanese will request similar treatment.

*D. S. Pitts*  
D. S.

Officer i/c Special Branch.

*Reg*  
*File. S.I. keeping*  
*a watch in movement*  
*JP*

51.

Is there any truth  
in a rumour current  
that certain elements  
of the foreign community  
- are interested or taking  
part in the present  
movement on the part  
of Chinese for reduction  
of house rent?

YR

19/1/34

to amend the labour union law in order to have the Shanghai General Labour Union recognized.

Yesterday the Bureau of Social Affairs received an instruction from the Municipality of Greater Shanghai stating that the Executive Yuan has permitted the Shanghai General Labour Union to change its name to "National Salvation Federation of Various Labour Unions in Shanghai" (上海市各業工會救國聯合會).

China Times and other local newspapers:

#### THE HOUSE RENT REDUCTION MOVEMENT

With a view to alleviating the burdens of the people during the present period of depression, a house rent reduction movement committee was proposed by the various public organizations.

On 16th January, a meeting of representatives of the public organizations was convened at the premises of the Chinese Chamber of Commerce, North Soochow Road, at which the regulations governing the organization of the committee were passed and 35 persons were elected members of the Committee.

It is ascertained that the first meeting of the Committee will take place at 2 p.m. to-morrow at the Chinese Chamber of Commerce and a notification has been issued to the members.

Following the launching of a house rent reduction movement by the various Chinese public organizations, many foreign residents associations have decided to call a meeting in a few days for the purpose of discussing the advisability of joining the movement.

According to the opinions of foreign residents, not only should the house rent be reduced, but charges for electricity, gas, water and telephone service should also be lowered, for they consider that the prevailing depression has affected not only Chinese residents but the foreigners as well. They contend that prices have dropped everywhere in the world except in Shanghai, where the house rent and rates for all public utilities have increased.

The reduction movement is being sponsored chiefly by the Japanese Streets Federation, the White Russian Merchants Federation, the Indian Federation, the Portuguese Residents Association and other residents and trade associations. Even a number of British residents are supporting the movement.

In Shanghai, there are about 50,000 foreigners. The total amount of house rent paid by them is nearly equal to the amount paid by Chinese tenants (in the International Settlement the Chinese pay about £3,000,000 while the foreigners about £2,600,000), whereas the amounts of charges paid by foreigners for electricity, water and gas are more than those paid by Chinese.

The Shanghai Municipal Council has a voice in the control of these undertakings, but the actual power is held by the principals directors of these companies. Inasmuch as

**SUMMARY** 82222  
**SHANGHAI MUNICIPAL POLICE.**  
**REPORT**

File No. 11-32

Special Branch, S.I. Station,

Date Dec. 8, 1932.

Subject (in full) House Rent Reduction Movements.

Made by D.S.I. Duncan

Forwarded by *Thos Robertson, Supt*

Following the cessation of the Sino-Japanese hostilities in Shanghai on March 3rd a movement by various local public bodies was started with a view to persuading landlords to suspend collection of rents in the zone directly affected and to reduce rents in areas indirectly affected by the hostilities.

In order to further this movement, a meeting was held on March 19th and a body known as the "Shanghai Citizens' Rent Reduction and Exemption Movement Committee" was formed.

The following eleven persons were elected to serve on the committee :-

Chu Wei-sung (褚慧僧), Chairman of the Chekiang Provincials' Association, (Lien Chi Li, Avenue Road) and committee member of the National Salvation Association of Various Shanghai Bodies, 91 Bubbling Well Road.

Li Yung-hsiang (李永祥), Committee member of the Shanghai General Labour Union.

Loh Ching-dz (陸京士), Committee member of the Postal Workers' Union.

Yui Hwa-loong (余華龍), Committee member of the Citizens Federation (No. 21 Lane 75, Sinza Road) and a lawyer, 21 Burkill Road.

Chao Tsz-kung (曹志功), Committee member of the Citizens Federation.

Chang Ih-zung (張一塵), Committee member of the Citizens Federation.

Chang Heng-hai (張橫海), Committee member of the Citizens Federation, and a lawyer, 52 Newohwang Road.

SHANGHAI MUNICIPAL POLICE.

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Yuan Hung-shung (袁鴻勳), representative of the Shoe Model Shop Owners' Association formerly at Chapei. Important Office in the Propaganda Department of the defunct National Salvation Committee to Resist Japan. Privately he acted as liaison officer between the Committee and the "traitorous" merchants.

Koo Wen Sung (顧文生), member of the 17th Branch Citizens' Federation, North Szechuen Road.

Sung Ming-chi (孫鳴岐), member of the 3rd District Kuomintang.  
Wong Mei-yung (王曼云), Secretary to the Propaganda Dept. of the local District Kuomintang.

On March 20, another organization under the style of the "Nantao Tenants' Rent Reduction Office" was established at Tung Tao Ka Loong, Great East Gate. This body was formed in order to press for reduction of rents in Nantao on the grounds of the straitened circumstances of the people caused by the Sino-Japanese hostilities and to assist their movement they approached the Bureau of Social Affairs and the Chinese Chamber of Commerce to promulgate regulations for the reduction of rents. Such regulations, however, were not then considered.

On March 24th, some 11 committee members of the former organization held a meeting at 101 Chibli Road, and passed the following resolutions :

1. That the Estate Owners' Association be requested to instruct its members not to make trouble with their tenants over the rent due for the period of hostilities.
2. That the Courts be requested to deal with cases in

SHANGHAI MUNICIPAL POLICE.

File No. ....

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connection with rent not paid by tenants during the period of hostilities, in accordance with the tenants' circumstances. A further meeting was held by the same organization on March 28 when it was decided that payment of rent be postponed until such time as a decision on the question of reduction and exemption of rents had been reached.

As a result of this agitation and publicity given to the movement, the Shanghai Land Investment Co. took the lead in reduction of rents and on March 30th issued a notice to tenants in the Sing Kong Li, Yangtzepoo Road intimating that exemption from payment of rent for February and March would be granted provided that all outstanding rent prior to February was paid. This Company also took similar steps in the matter of all their Chinese tenants occupying properties north of the Soochow Creek.

On April 1st, the "Rent Reduction and Exemption Movement Committee" held a meeting at 101 Chihli Road and passed the following resolutions :-

1. That investigations be carried out to ascertain the alleged oppressive measures taken by the estate owners of the Sing Shing Li (新英里), Wuchang Road against the tenants and the case be thereafter referred to the Legal Section of the Committee for disposal.
2. That in connection with the voluntary concession made by the Shanghai Land Investment Co. in exempting the tenants from paying the February and March rents, a letter of praise be addressed to the said Company, and it be further asked to be lenient on the restriction requiring the

SHANGHAI MUNICIPAL POLICE.

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tenants to pay all rents due to the company prior to February in view of the present straitened conditions of the tenants.

3. That a circular letter to estate owners be prepared exhorting them to either reduce or exempt rent.

4. That with a view to affording adequate protection, the Investigation Department be instructed to make enquiries re those estate owners who adopt oppressive measures in collecting rents.

5. That in view of certain estate owners spreading rumours against this committee for collecting registration fees, a notice be issued assuring the public that this committee does not receive any fees whatever.

On April 5th, a meeting was held by the same Committee when the following resolutions were passed :-

1. That a formal letter be delivered to estate owners requesting them to grant reduction or exemption of rent.

2. That a letter be sent to the "Rent Reduction and Exemption Committee of various organizations in the French Concession", welcoming the three representatives appointed by the former to join the committee in the Settlement.

The offices of the Rent Reduction & Exemption Movement Committee removed on April 10th from 101 Chihli Road to the 3rd floor, 251 Chefoo Road.

Towards the middle of April Messrs. Brandt & Rodgers followed the example of the Shanghai Land Investment Co. and notified their tenants in the Dong Foong Li, Kwenming Road that the rents for February and March would be waived provided tenants paid up all rents due prior to February.

SHANGHAI MUNICIPAL POLICE.

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Similar concessions were later granted to all of their tenants north of the Soochow Creek.

Little activity in the work of Rent Reduction Movements was experienced during April, but on May 1st, the Ward Fong Tenants' Union held a meeting in their office, 51 Ward Fong, Ward Road and passed the following resolutions :

1. That the first resolution that the rents of houses in areas north of the Soochow Creek be remitted for February, March and April, while the payment for May and subsequent months be decided in accordance with the District Rent Reduction & Remission Movement Committee, be observed.
2. That rent due prior to February be paid to the landlord according to the following instalment plan.
  - a) Those whose rents are six months or more in arrears -- 2 months arrears of rents to be paid every year.
  - b) Those whose rents are five months and or less in arrears -- one month arrears of rents to be paid every year.
3. That the new landlord be requested to treat the tenants the same way as his predecessor (At this time the Ward Fong estate had recently be<sup>-en</sup> sold to other interests).
4. That \$0.40 per annum be paid by each tenant of the alleyway to meet expenditure of the Union.

At the beginning of May a new body entitled the "Shanghai Eastern District Rent Reduction & Exemption Movement Committee" was formed with a communication address at No.20 Museum Road, the office of a lawyer named Liu Hung-shing. The object of the promoters of the movement was to secure remission of rent for February, March and April and a



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reduction for the months thereafter.

On May 8th, the Chinese landlord of the Vee Ching Li and Vee Zeu Li, Pingliang Road intimated to some 30 of his tenants that their rent for February and March would be exempted on condition that rent in arrears be first paid. This offer, however, was refused by the tenants.

On May 13th, three representatives of the Shanghai Citizens Rent Reduction and Remission Movement Committee called at the Bureau of Social Affairs and appealed for the issue of an order for the reduction and remission of rentals in Shanghai. Subsequently on July 8th, the Municipality of Greater Shanghai issued a proclamation in regard to the above appeal. The following is a translation of same :

"After the outbreak of hostilities on January 28, the people living in war zones and vicinity suffered heavily. In consequence of this, the people are demanding a remission of house rent for the period of the trouble while the attitude of realty owners is to the contrary. Dispute has thus ensued and unless solved without delay, both sides will have to suffer. Although cases of this nature are within judicial jurisdiction the following arrangements should be observed :

1. The remission of house rents in Woosung, Kiangwan, Ying Heng, Chenju, Pangpu, Yinghsiangkiang, Chapei, etc. (including extra-Settlement roads in the northern District) should be 3 months.
2. Two and a half months for those houses north of the Soochow Creek and west of the Heng Pang (creek).
3. Two months for houses east of the Heng Pang and in

SHANGHAI MUNICIPAL POLICE.

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Yangtszepoo and vicinity.

4. One month for houses in Nantao, in Pu Soong District

(Rubicon & Monument Roads area) and north of the Soochow  
Creek.

These regulations aroused considerable agitation among persons connected with rent reduction movements as they considered that the landlords were being favoured and also as no mention had been made of a remission of rents of houses situated in the Pootung and other areas. In addition to an appeal for the rescission of the proclamation the discharge and punishment of Mr. O. K. Yu, Secretary of the Municipality of Greater Shanghai, was also called for as he was considered to have been responsible for the drafting of the regulations.

Numerous meetings were subsequently held at which the usual resolutions of refusal to pay rent, demands for a reduction of rent, etc. were passed but nothing definite occurred until two of the realty companies sued their tenants in the Shanghai Special District Court for arrears of rent. These companies were the Metropolitan Land Company and the Cathay Land Company and in both cases decisions were handed down in their favour. The decisions were made public in July, 1932 and from that time little or no agitation has been experienced.

File  
MS

W. H. Duncan

D. S. I.

Officer i/c Special Branch.

11:1:83

SHA <sup>32</sup> MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE	
C. & S. B. REGISTRY.	
No. <u>D217</u>	Station <u>82</u>
Date <u>July, 25, 1932.</u>	

Subject (in full) Rent Reduction Remission.

Made by D. S. I. Golder

Forwarded by John Robertson, Supt.

Shanghai of publication by the Mayor of Greater  
and reduction of proclamation dealing with rent remission  
have held meetings at which they voiced their dis-  
satisfaction with the terms laid down in the said pro-  
clamation. It appears that the greater part of the  
resentment arises from the fact that the areas south  
of the Soochow River, were not afforded any relief,  
whereas it is noted that those residing in these areas  
were forced to suspend business during the Sino-Japanese  
Hostilities and sustaining heavy losses. During  
a meeting held by the Citizens' Federation in the  
Chinese Chamber of Commerce on July 21st it was decided  
that five of its members be sent to Nanking to approach  
the Government regarding the unfairness of the terms of  
the proclamation issued by Mayor Wu on July 9. This  
action has been disapproved by the Greater Shanghai  
Municipality. It has been issued a notice in the July 23  
issue of the Sincere informing the public that the terms  
of the Mayor's proclamation have been promulgated by  
the Executive Committee in Nanking.

Visits paid to various property owners show  
that, with the exception of some parts of the central  
district and in the east of Shanghai, rents are  
being paid without any undue trouble. In some cases  
the refusal of rent is not based upon the question  
of inadequacy of in connection with the local  
hostilities but a protest against the decision of the  
Shanghai Waikiki Company to install metres and to

*Handwritten initials and date:*  
H.S.I.  
10/17

SHANGHAI MUNICIPAL POLICE.

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charge tenants according to recorded consumption.  
This matter in the opinion of Mr. Buck of the Shanghai  
Land Investment Company will eventually develop into  
litigation between the Shanghai Water Works Company  
and the landlords.

In regard to the proclamation issued by the  
Mayor of Greater Shanghai Mr. Buck stated that the  
general attitude of the foreign property <sup>owners</sup>, towards it  
was not certain, but as previously reported, the pro-  
visions of the proclamation do not differ greatly to  
the relief measures decided upon by the landlords.

However the question of the power of the local government  
to issue such an order affecting the settlement would  
only be questioned in the event of the landlords being  
forced to sue tenants in the local courts and should the  
presiding judge in rendering a decision unfavourable to  
the complainants quote the proclamation as the basis of  
such decision.

D. S. I.

Officer i/c Special Branch.

Commissioner of Police,  
Sir,

Information

J. L. G. Wiers

O. i/c Sp. Br.

JULY 25 1932

File  
7/25  
26.7.32

Citizens' Federation - Meeting

17 members of the Citizens' Federation held a meeting in the Chinese Chamber of Commerce Building, North Honan Road, between 4 and 6 p.m. July 21 and passed the following resolutions:-

1. That a Rent Reduction and Exemption Committee be organized.
2. That five representatives be sent to proceed to Nanking and appeal to the Nanking Government in connection with the measures relating to rent reduction and exemption recently promulgated by the Shanghai Municipality.
3. That a general meeting be convened after the return of these representatives.
4. That posters in connection with the movement be prepared for posting.
5. That the following committees be organized to undertake various tasks:

Finance Committee.  
Scheme Planning Committee.  
National Goods Promotion Committee.

6. That the National Government be requested to accelerate the restoration of the lost territory in the North East.

Extract from the Intelligence Report dated 21/7/32

Citizens Federation and dissatisfaction with rent measures of Shanghai Municipality

Strong dissatisfaction now exists among the members of the Citizens Federation and the Rent Reduction and Exemption Movement Committee with Mr. Yui Hung-chung, Secretary of the Shanghai Municipality who, it is alleged, is responsible for the drafting of regulations governing rent reduction and exemption recently promulgated by the Shanghai Municipality. These measures have since the announcement met with strong opposition from these associations on the ground that the residents in the area to the south of the Soochow Creek do not benefit by them. It is reported that in the event of the Shanghai Municipality continuing to ignore the opposition and refusing to make any amendments, these associations will send representatives to Nanking and appeal to the Nanking Government.

Citizens' Federation - Meeting

Some 50 representatives of various branches of the Citizens' Federation held a meeting in the Chamber of Commerce, North Honan Road, between 3 and 7 p.m. July 15, when the following resolutions were discussed and passed:

1. That the following measures be adopted against the proclamation of the Greater Shanghai Municipality on rent reduction (which does not satisfy the expectations of the Federation) :-
  - a) That a manifesto opposing the proclamation be issued.
  - b) That the Municipality of Greater Shanghai be told of the improper as well as omitted points in the proclamation and be requested to withdraw it and to promulgate another complete one.
  - c) That an appeal be made to the National Government.
  - d) That a general strike of local shops be resorted to when necessary to enforce the demand.
  - e) That a "Rent Reduction and Remission Special Committee" be organized.
  - f) That the local Kuomintang be informed of the improper as well as omitted points in connection with rent remission in the proclamation issued by the Municipality.
  - g) That the local judicial authorities be requested to be lenient to the tenants in rent cases.
  - h) That the Chinese Ratepayers' Association be requested to ask the S.M.C. and not to interfere in rent disputes on behalf of landlords until the rent remission dispute is settled by the Federation with the Municipality.
  - i) That the National Government be requested to dismiss forthwith the Chief Secretary of the Municipality (Yu Hung-chun) and adequately punish him for offering wrong opinions on rent reduction and remission.
2. That the Special Committee To Oppose the Increase in Telephone Charges be instructed to negotiate with the S.M.C. and the Company for the cancellation of the increase, and local subscribers be told to pay the charges according to the old scale.
3. That opposition be made to the signing of a "Loss of Right" agreement in connection with the local extra Settlement roads.

4. That the National Government be requested to prohibit strictly the public sale of opium.
5. That a manifesto be issued opposing the initiating on the part of the British Chamber of Commerce of the convention of a Round Table Conference.
6. That the Federation persist in the decision to sever financial relations with the Japanese.
7. That the National Government be urged to despatch forthwith troops for a campaign against Manchukuo.



SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE  
C. C. DE NOTARIS  
No. D. 3482  
S. 1  
Date July 11, 1932.

Subject (in full) Rent Remission and Reduction

Made by D. S. Golder

Forwarded by Thos Robertson, Supt

In connection with the proclamation regarding rent reduction and remission issued by the municipality of Greater Shanghai on Saturday, July 9, a visit was paid to the office of Mr. A.M. Preston, (No. 43 Peking Road,) Vice-Chairman of the Shanghai Property Owners' Association. He stated when approached regarding the proclamation that the terms laid down therein were very much the same as those agreed upon by the association of which he is the Vice Chairman and that so far as he could at present see there would be nothing to gain by making any protest in the matter. In most cases the remission and reduction of rent conforms with the scheme for the remission of the Municipal Rate, whilst the proclamation issued by the municipality does not differ materially from the rate remission scheme.

Between 4.45 and 6.35 p.m. on July 10 at a meeting in their offices on Chefoo Road the Rent Reduction and Remission Committee discussed and passed the following resolutions:

1. That a petition to be submitted to the municipality be drafted pointing out the unfairness of the measures dealing with rent reduction and remission promulgated by the Municipality.
2. That tenants of Shanghai be notified pending a satisfactory reply from the Shanghai Municipality to the above petition to withhold rent payment.
3. That the Central Government be requested to instruct the Shanghai Municipality to reconsider the matter.
4. That a circular telegram be despatched soliciting assistance from the nation concerning the matter.

SHANGHAI MUNICIPAL POLICE.

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..... Station,

Date ..... 19 ..

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A further meeting is scheduled to take place  
to-day at 1 p.m. details of which will be forwarded later.

D.

S.

Officer i/c Special Branch.

\$I, Further report please in  
due course.

JKY

11.7.32

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE

File No. REGISTRY

vs. D. S. 3482

Date July 8, 1932.

Subject (in full) Rent Remission and Reduction

Made by D. S. Golder

Forwarded by Thos. Robertson Subt

The tenants of the Shanghai Land Investment Company's estate on East Kashing Road, Mukden Road, Thorne Road and Urga Road who on June 25 began agitation for the reduction of rent have ceased such agitation since the landlords have promised to remit rent for the whole of April. In this connection a visit was paid to the offices of the Shanghai Land Investment Company, 32 Jinkee Road on July 7th when Mr. Buck informed the undersigned that so far as he could see the tenants in the majority of cases were showing signs of acceding to the arrangements in regard to rent made by the landlords. There still remains however some agitation regarding the change of the water supply system, the Chinese claiming that the system will be putting an undue hardship on them as it will be increasing the water charges by some 200 percent.

Regarding the suit successfully instituted by Algar & Company against their tenants in Pakhoi Road, for the recovery of arrears of rent, judgment in which was rendered on July 5, this case in the opinion of various landowners including the representative of the Shanghai Land Investment Company (Mr. Buck, aforementioned) will have a marked effect upon future cases of this kind and might go a long way to effectually bringing the tenants, whose rent is in arrears, into line.

Seven members of the Rent Remission & Reduction Committee at a meeting held in their office, 251 Chefoo Road, between 4.20 and 6 p.m. July 7, passed the following resolutions:

1. That the two legal advisors of the Committee be requested to deal with the dispute between the landlord and the tenants

SHANGHAI MUNICIPAL POLICE.

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of the Foh An Li, Hungtsung at the end of Paoting Road O. O.L.

2. That 5 representatives be appointed to again appeal to the Shanghai Municipality for the promulgation of measures dealing with rent reduction and remission.

3. That a petition be submitted to the Special District Court pointing out the weak points in the sentence rendered in connection with the case relating to rent dispute between the landlord and tenants of the Dong Tsung Faung, corner of Chekiang and Pakhoi Road.

D. S.

Officer i/c Special Branch.

Commissioner of Police,  
Sir,

Information. An account of the judgment in the suit instituted by Algar Ho is given in the top sheet in the main file.

J. H. Guernsey

O. i/c Sp. Br.

JULY 6 1932

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SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE  
C. & F. REGISTRY

No. D. 2452  
S. 1. Station

Date June 27, 1932

Subject (in full) Shanghai Citizens Rent Reduction and Remission  
Movement Committee - General Meeting.

Made by D. S. Golder

Forwarded by *Thos Robertson, Supt.*

One hundred and thirty two Chinese claiming to represent various local bodies attended a meeting convened by the Shanghai Citizens Rent Reduction and Remission Movement Committee in the Zang Kung Primary School, 186 Burkill Road, at 3 p.m. June 26 and passed the following resolutions:

1. That the Shanghai Municipality be requested to promulgate before the end of June measures for dealing with rent reduction and remission.
2. That the Shanghai Municipality be requested to request the Judicial Authorities not to hear any case regarding the current rent dispute until these measures have been promulgated.
3. That seven representatives be appointed to submit an appeal to the Shanghai Municipality regarding the rent question.
4. That local various bodies be instructed to submit similar appeals to the Municipality.
5. That a manifesto be issued advocating the necessity for rent reduction and exemption.
6. That those tenants who have entered into agreement with the landlords regarding rent reduction be entitled to the same reduction and exemption as those who so far have not done so.
7. That the local water companies be requested to continue the supply of water to tenants irrespective of the application of the landlords for discontinuance of supply as a counter measure against the non-payment of rent.
8. That pending the promulgation of measures by the Municipality, the rentals be deposited in the banks.

SHANGHAI MUNICIPAL POLICE.

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During the meeting, copies of a handbill containing the following resolutions passed at the 2nd Representative Meeting held in the Ningpo Fellow-Countrymen's Association on April 29, 1932, and submitted to the Shanghai Municipality for approval and promulgation, were distributed among the attendance:-

1. That the rent of houses in areas north of the Soochow Creek be remitted for February, March and April, while the rent question for May and subsequent months be decided in accordance with the circumstances obtaining.
2. That the rents of houses in Nantao, Pootung and Western District Extra-Settlement road areas be remitted for February and March and that only 40% of the rent be paid for April and until such time as normal conditions are restored.
3. That the rents of houses in that part of the Settlement south of the Soochow Creek and in French Concession be exempted from payment for February and March and that only 50% of the rent be paid for April and until such time as normal conditions are restored.
4. That the rents of houses in Chapei, Chenju, Kiangwan, Woosung and the areas north of the Boundary Gates of the Settlement be totally remitted until such time as normal conditions are restored.
5. That with the exception of the districts mentioned in (1) and (4), charges for electricity and water etc. for the period during which rent is remitted be paid by the tenants and that the sub-tenants should also

SHANGHAI MUNICIPAL POLICE.

File No. \_\_\_\_\_

REPORT

Station, \_\_\_\_\_

Date \_\_\_\_\_ 19

Subject (in full) \_\_\_\_\_

Made by \_\_\_\_\_

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pay the rates to the 1st tenants proportionately.

6. That the 1st tenants and the sub-tenants be entitled to equal remission and/or reduction in rent.

7. That during the period of rent remission and reduction, neither the estate owner nor the 1st tenants should ask their sub-tenants to remove or increase the rental.

D. *[Signature]* S.

Officer i/c Special Branch.

Foregoing information contained  
in I.R. of 24/6/32

*File*  
*Wb*  
*28.6.32.*

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE
C. & S. B. REGISTRY.
File No. <u>3482</u>
Station <u>26</u>
Date <u>D. June 26</u> P.M. <u>6</u> 19 <u>32</u>

Subject (in full) Rent Remission and Reduction.

Made by D. S. Golder

Forwarded by Mr. Robertson, Capt.

At 10.30 a.m. June 25 a visit was paid to the Shanghai Land Investment Company, No.32 Jinkee Road, when Mr. Buck handed to the undersigned three documents in Chinese (attached hereto) which were distributed to the tenants of the Shanghai Land Investment Company property on East Kashing, Thorne, Mukden, Dixwell and Urga Roads. Two were handbills purporting to have been issued by the Propaganda Department of the Shanghai Zuan Ching, Zuan Kong and Zuan Yui, Three Alleyways Tenants Union, office No.3, Lane No.304 East Kashing Road, which read as follows:

Poster 1 We shall not pay the rent until the object of rent reduction and remission is attained!

Poster 2 The only method of lengthy resistance is to deposit the rentals in banks.

The third was a card issued by the National Industrial Bank of China and bearing the chop in red and purple of the above Union. The Union are urging the tenants to pay their rent into the above mentioned bank (Hongkew Branch) and not to withdraw it or pay the landlords who are the Shanghai Land Investment Company unless ordered to do so by the Union.

The Shanghai Land Investment Company granted the tenants in the areas mentioned above two months remission of rent; later, however, the Council granted three months <sup>remission</sup> redemption of Municipal Rates; the Company therefore considered the granting of a further month but ~~so have~~ not done so. The action on the part of the Union in causing the tenants to pay their rent into the bank is considered by the Company as highly irregular and liable in the future to cause a great deal of dissatisfaction among the people concerned,

*ms  
vll*



SHANGHAI MUNICIPAL POLICE.

File No. \_\_\_\_\_

REPORT

Station, \_\_\_\_\_

Date \_\_\_\_\_ 19

Subject (in full) \_\_\_\_\_

Made by \_\_\_\_\_ Forwarded by \_\_\_\_\_

- 2 -

inasmuch as the Union will have control of a considerable amount of public money which legally should have been paid to the Shanghai Land Investment Company.

The Inspector-in-charge of Kashing Road Station has been communicated with and requested to make observation in the vicinity of East Kashing Road for the appearance of any further handbills and/or Union activities whilst enquiries are going forward with a view to obtaining the names and antecedents of the Union committee members.

D. S.

Officer i/c Special Branch.

Commissioner of Police,  
Sir,

Information

J. L. Griers

O. i/c Sp. Br.

JUNE 28 1932

File  
27:6:32

SHANGHAI MUNICIPAL POLICE.

REPORT

File No. \_\_\_\_\_  
SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTR.  
Special Branch S. 15000,  
V. D. 3482.  
Date May 18, 1932.  
D. 191-5-132.

Subject (in full) Meeting of the Chinese Realty Owners  
Association

Made by D.S. . Tilton

Forwarded by *Thos Robertson Supt.*

Members of the Chinese Realty Owners' Association

numbering at present 120, held a meeting at 3.30 p.m.

May 14, 1932 at their offices No.96 Peking Road when 50

members attended. Mr. Kwei Yen Fong, Manager of the

National Commercial Bank Ltd, Realty Trust Department, 74

Szechuen Road, Chairman of the Association presided, and

the following resolutions were passed :

1. That the S.M.C. be requested to give an explanation for having approved without first consulting with the consumers the decision of the Shanghai Water Works to collect the water rate according to meter reading, and that the Council be apprised of the disregard of the Company for the position of the estate owners by resolving to cut off water supply for non-payment. The adoption of which measure is also detrimental to the welfare of the people.
2. That the amount of rent of houses north of the Soochow Creek be reduced or remitted in proportion as the ratio devised by the Municipal Council regarding reduction and remission of the Municipal Rates and that the Shanghai Water Works, Shanghai Power Company and the Municipal Council be respectively asked to remit the water rate, electricity charges and land tax during the period when rentals are remitted.
3. That all members refuse to sign contract for water supply according to meter system.
4. That estate owners be advised to construct artesian wells for water supply.
5. That the Shanghai Water Works be advised to adopt the

SHANGHAI MUNICIPAL POLICE.

File No. ....

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Subject (in full) .....

Made by ..... Forwarded by .....

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following measure in the event of the meter system being introduced :-

- a) That every house be installed with a meter, the installation fee and the deposit for which the estate owners will not be responsible.
- b) That the water rate be collected from tenants directly by the Company and the estate owners will accordingly reduce the rentals to the actual value (not to include the water rate at 6.25%)

The estate owners and agents are rigorously pressing their tenants for settlement of arrears of rents, and as a result of these efforts a very slight improvement is given, although the Eastern district, covering a large area, presents a serious proposition in the continued refusal of the tenants to pay any rent, which may be attributed to the activities of the various Committees formed by the tenants for reduction and remission of rents, and to the poorer class of tenants residing in the Eastern district..

The case of Algar and Company, Estate agents versus the tenants of the block of buildings at the rear of the Wing On Company, Nanking Road for non-payment of rents will be heard at 2 p.m. May 19, 1932 at the Special District Court, Court No.10, 17 tenants are involved.

Mr. A.M. Preston, Vice Chairman of the General Committee of the Shanghai Property Owners Association, and Mr. Kwei Yen Fong, Chairman of the Chinese Realty Owners Association, the latter is also a member of the General Committee of the Shanghai Property Owners Association

SHANGHAI MUNICIPAL POLICE.

File No. ....

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Subject (in full) .....

Made by ..... Forwarded by .....

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regard this case as very important, as the outcome will undoubtedly be accepted by other tenants as to the question of payment of arrears and remission of rents of premises south of the Soochow Creek of which the estate owners and landlords are requesting full settlement, without any reduction or remission.

*Arthur J. Sellen.*

D. S.

Officer i/c Special Branch.

*A further report giving the Court's decision & its effect on the rent remission movement will be submitted in due course*

*FR*

*SI,*

*Please include in Daily Intelligence Summary and pass to Reg. File.*

*J. G.*

*19:5:22*

*Enclosed  
1. R. 9.  
21/5/32  
JH*

SHANGHAI MUNICIPAL POLICE.

REPORT

File No. 3482  
SHANGHAI MUNICIPAL  
Special Branch S. B. REGIST.  
Date May 18, 1932  
Dist. 1915

Subject (in full) North Chang Kang Li Tenants Association

Alabaster Road (阿拉白司脫路北長康房客聯合會)

Made by D.S. Tilton

Forwarded by Thos Robertson, Insp.

The North Chang Kang Li Tenants Association was inaugurated on April 10, 1932 with an office at No.207 North Chang Kang Li, Alabaster road. The Committee consisted of Chang Tung Sung (張東生), tenant of No.198, and Hsu Chih-an (許志安), tenant of No.206 and Mi Peng-tah (米本德), tenant at No.176 of the afore-mentioned alleyway. The membership numbered 56 tenants who each subscribed 50 cents which was expended by the Committee as expenses. Negotiations were immediately commenced between the estate agents D.H. Benjamin and Co., 259 Kiangse Road and the association who requested 3 months remission of rents and arrears of rents to be paid by instalments, while the estate agents desired the arrears to be immediately settled and they would allow 2 months remission.

The Committee members stated that they represented bona-fide tenants only of the houses of the above estate agent situated in that locality, and rather than prolong the matter to an indefinite period and to avoid any action in the Shanghai Special District Court, the Association intended later to propose to the estate agents a 2 months' rent remission and arrears settled by instalments, as the tenants had undoubtedly suffered considerable hardships from loss of employment and forced to rent other premises in safe zones, and thus immediate settlement of arrears of rent is impossible.

The Committee members stated they did not desire to gain any unjust profit from their labour, their work was purely representing the tenants and not prompted by any ulterior motives, they had no wish to amalgamate with other associations formed for the purpose of rent reduction and remission. Their

SHANGHAI MUNICIPAL POLICE.

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Subject (in full) .....

Made by .....

Forwarded by .....

- 2 -

object was an early, fair, and amicable settlement with the estate agent on behalf of the tenants.

On May 6, 1932, the Association accepted the terms of the estate agents, of 2 months rent remission, a renewal of the leases to extend to May 1934, and arrears of rents to be settled by instalments of such sums, as the tenants can afford each month.

D. S. *Arthur J. Miller*

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE

File No. \_\_\_\_\_

Reference Slip from Divisional Headquarters.

THIS SLIP MUST BE DETACHED.

To Officers i/c.	INSTRUCTIONS
Personal Assistant Crime Branch Armed Reserve Special Branch Traffic Branch Legal Dept. Provisional Court Chinese Japanese Sikhs Division A. ✓ " B. ✓ " C. ✓ " D. ✓ Supt. of Gaols Police Specials Quartermaster Pay Office Film Censorship Central Registry Divisional Record Office	For disposal Furnish data Investigate and report Note and file Note and return ✓ Report present status Submit recommendation For further report For opinion Reply to writer direct See me in re : Draft reply Attach file For information For necessary action
Initials: <i>huf</i>	For File: <i>huf</i>
Date: -4 MAY-1932	Date: MAY - 7 1932
Noted and Returned	Date: / /

Form 1

Memorandum.

POLICE FORCE,  
MUNICIPAL COUNCIL.

To: Shanghai, May 2nd 1932  
Mr. (D. W. S.)

Information  
of and former  
of circulation to  
D. O. S.

*J. H. Evans*

O. H. Sp. Bn.



FM. 1

Memorandum.

POLICE FORCE,  
MUNICIPAL COUNCIL.

To Shanghai, May 3 - 1932  
D.B. (Crime)

Information and  
forms of return as  
I wish to circulate  
to D.B. (Crimes) and  
D.O.S.

*W. Givens*

O. 1/2 Sp. Rm.

C.P.  
AmB  
D.C.

1 3 MAY 1932

*See  
Mr  
3/5*

SHANGHAI MUNICIPAL POLICE.

File No. ....

Special Branch S. I. Section  
C. & S. B. REGISTRY.

REPORT

Date May 31 1932

Subject (in full) Shanghai Citizens' Rent Reduction and Exemption Movement  
Committee - Promoters, aims and objects

Made by D. I. Sih Tsz-liang Forwarded by Thos Robertson Supt

The Shanghai Citizens' Rent Reduction and Exemption Movement Committee 上海市民减免房租運動委員會 with offices at 251 Chefoo Road was inaugurated at a meeting held in the Ground Nut Dealers Association, 101 Chihli Road on March 19, 1932 by representatives of various public bodies (vide attached/extract from the Intelligence Report of March 21, 1932). The principal promoters of this body are :

Chu Wei Sung 褚慧僧 ), Chairman of the Chekiang Provincials' Association, (Lien Chi Li, Avenue Road) and a committee member of the National Salvation Association of Various Shanghai Bodies (91 Bubbling Well Terrace, Bubbling Well Road),

Yui Hwa Loong 徐華龍 ), committee member of the Citizens' Federation (Chinese Chamber of Commerce Building, North Honan Road) and a lawyer, 21 Burkill Road, and

Yuan Hung Chiung 袁鴻鈞 ), representative of the Shoe Model Shop Owners' Association, formerly at Chapei. Important officer in the Propaganda Department of the defunct National Salvation Committee to Resist Japan. Privately, he acted as liaison officer between the Committee and the "traitorous" merchants.

The Committee is an organization formed for the purpose of persuading the landlords to suspend the collection of rent or reduce the rentals for premises in the Settlement. This being so, it is not in position to force either landlords or tenants to comply with its proposals. In the event of a landlord insisting upon collecting the full amount of rent due, the Committee has no redress but will resort to petitioning the Courts should civil action be commenced

SHANGHAI MUNICIPAL POLICE.

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Made by ..... Forwarded by .....

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against a tenant, asking them to consider the financial  
straits of the Shanghai public and render a decision in  
favour of the tenant. Letters in this strain have already  
been sent to the various Chinese Courts in Shanghai by the  
Committee.

*Sik Tse Liang*  
D. I.

Officer i/c Special Branch.

*ML*  
3:5:32

SHANGHAI MUNICIPAL POLICE.

REPORT

File No.	SHANGHAI MUNICIPAL POLICE
S. I.	S. B. REGISTRY
No.	D. 3482
Date	April 30, 1932
P.	1/5/32

Subject (in full) Shanghai District Rent Reduction and Remission Movement Committee - meeting.

Made by D. I. Sih Tse-liang Forwarded by John Robertson, Supc.

in accordance with the instruction, I beg to enumerate the name, address and business etc. of six persons who participated in the meeting convened under the auspices of the Shanghai District Rent Reduction and Remission movement Committee in the Ningpo Fellow Countrymen's Association on April 28 : -

Yui Hwa Loong (余華龍), a lawyer with an office at 2 Burkill Road, committee member of the Citizens' federation and federation of Street Unions, representing the 9th branch Citizens' Association. He presided over the meeting and moved the proposals.

Yuan Hung Chun (袁鴻鈞), committee member of the Leather Shoe model makers Association formerly located at 1156 Sing ming Road, Chapei, and a Secretary of the defunct National Salvation Committee to Resist Japan which was located in the Temple of Queen of Heaven. He has no regular employment and although a committee member of the model makers' Association he is not a shoe model maker nor does he own any shop. During the meeting he proposed that every organization subscribe a monthly fee of \$5 to the upkeep of the Rent Committee and advocated that any landlord who resorts to strong measures in enforcing the payment of rent be sued in the Court.

Zao Tsz Kung (曹志功), committee of the Hwei Ning Fellow Countrymen's Association, House No. 2 Lane 75, Sinza Road and the Citizens' Federation. Editor of the "Morning Shantung Rd. Paper". He gave a brief account of an appeal made to local Judicial Authorities for assistance and added that the Shanghai Special District Court desired to have a

SHANGHAI MUNICIPAL POLICE.

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copy of the regulation of the Committee (no rules or regulations have yet been fomulated).

Koo Wen Sung (顧文生), member of the Preparatory Committee of the French Concession Citizens' Association who resides in the French Concession but owns the Yung Hwa Photo Studio at No. 491 North Szechuen Road. He made a report to the attendance on the forcible removal of \$4,000 worth of furniture from the Studio by the Land and Estate Office represented by A. Du Pac de Marsoulies owing to non-payment of rent. He appealed to the audience for assistance. Wong Mai Yung (王曼云), committee member of the 3rd District Kuomintang and Li Yung Ziang (李永祥), committee member of the Shanghai General Labour Union, delivered short speeches emphasizing the necessity for the reduction and/or exemption of rent in view of the very depressed conditions obtaining in Shanghai.

Sik Lee Liang  
D. I.

Officer i/c Special Branch.

SI,  
For further report in due  
course please what is the Rent Committee  
and where are its offices?

1:5:32

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE	
S. I. & S. B. Registry	Station
Date. April 28 1932	
Date. 4/29/32	

Subject (in full) Shanghai District Rent Reduction and Remission Movement

Committee - meeting

Made by D.I. Sih Tse-liang

Forwarded by

*John R. Hunter, Supt*

Some 160 Chinese claiming to represent various street unions, branches of the Citizens' Federation and Tenants' Union held a meeting under the auspices of the Shanghai District Rent Reduction & Remission Movement 80 Thibet Road, Committee in the Ningpo Fellow Countrymen's Assn., / between 3 and 5.45 p.m. April 28. Yui Hwa-loong (余华龙), a lawyer with an office at 2 Burkill Road, presided. The following resolutions were discussed and passed:-

1. That the rents of houses in areas north of the Soochow Creek be remitted for February, March and April, while the rent question for May and subsequent matters be decided in accordance with the circumstances obtaining
2. That the rents of houses in Nantao, Pootung and Western District extra-Settlement road areas be remitted for February and March and that only 40% of the rent be paid from April until such time as normal conditions are restored.
3. That the rents of houses in that part of the Settlement south of the Soochow Creek and in French Concession be exempted from payment for February and March and that only 50% of the rent be paid from April until such time as normal conditions are restored.
4. That the rents of houses in Chapei, Chenju, Kiangwan, Woosung and the areas North of the Boundary Gates of the Settlement be totally remitted until such time as normal conditions is restored.
5. That the 1st tenants and the sub-tenants be entitled to equal remission and/or reduction in rent; but the latter should pay the electricity and water rates to the

SHANGHAI MUNICIPAL POLICE.

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former proportionately.

6. That during the period of rent remission and reduction neither the estate owner nor the 1st tenants should ask their sub-tenants to remove or increase the rent rate.

7. That in view of the fact that many estate owners are inserting advertisements in the local press notifying the tenants to register with them at a certain fixed date under pain of being ejected, various public bodies be asked to chop and endorse a petition to be submitted to the local Kuomintang and Government Authorities for assistance.

8. That the assistance of local courts be also solicited in this matter.

9. That the Municipality of Greater Shanghai be asked to deal with these estate owners making use of the above-mentioned oppressed measures towards the tenants, as "Chinese traitors".

10. That a manifesto advocating the necessity of rent reduction and remission be issued.

*Sub. Tse Liang*  
D. I.

Officer i/c Special Branch.

*SI, Please endeavour to ascertain the names, business and addresses of half a dozen of the persons present at the meeting who took the most prominent part in the proceedings.*

*J. H. G.*

*29:4:32*

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

Special Branch No. D 3484

REPORT

Date May 6 5 1932

Subject (in full) Shanghai Eastern District Rent Reduction and Exemption Movement Committee - New body established

Made by D. I. Sih Tsz-liang Forwarded by J. H. Robertson, Supt.

A new body entitled Shanghai Eastern District Rent Reduction and Exemption Movement Committee with a communication address in the office of Liu Tung Shing (劉鴻生), a lawyer at No. 20 Museum Road has come into existence. The promoters of this movement, which it is reported has the support of

about forty tenants in the Eastern District, are as follows :-

Yeu Ching-tsing (尤鏡清), unemployed, residing at

32/5 Sungpan Li, Sungpan Road.

Kuo Shih-fu (郭石夫), a merchant living in a Chinese dwelling to the west of Sungpan Road.

Liu Tsung-sung (劉宗生), a labourer, residing at

No. 2 Wu Ziang Li, Ningkuo Road.

It is reported that the object of this Committee is to secure remission of rent for February, March and April and a reduction for the months thereafter.

Sih Tsz-liang  
D. I.

Officer i/c Special Branch.

This information is included in I.R. of 6/5/32

File  
6:5:32



SHANGHAI MUNICIPAL POLICE

File No. \_\_\_\_\_

Reference Slip from Divisional Headquarters.

To Officers i/c.	INSTRUCTIONS:
Personal Assistant Crime Branch Armed Reserve Special Branch Traffic Branch Legal Dept. Provisional Court Chinese Japanese Sikhs Division A. " B. " C. " D. Supt. of Gaols Police Specials Quartermaster Pay Office Film Censorship Central Registry Divisional Record Office	For disposal Furnish data Investigate and report Note and file Note and return Report present status Submit recommendation For further report For opinion Reply to writer direct See me in re : Draft reply Attach file For information For necessary action
<div>THIS SLIP MUST NOT BE DETACHED.</div>	
Initials <i>for G. G. D. W. C.</i>	For File
Date <i>3/5/32</i>	Date
Noted and Returned <i>W. G. J.</i>	DATE -6 1932 Date <i>7/1</i>

FM. 1

Memorandum.

POLICE FORCE,  
MUNICIPAL COUNCIL.

Shanghai,

May 2nd 1932

To

D. (Division)

Information and  
format of circulation  
to D. O. S.

J. H. Meins

O. i/c Sp. Br.

FM. 1

Memorandum.

POLICE FORCE,  
MUNICIPAL COUNCIL.

To *Shanghai, May 2, 1932*  
*Mr. (C.ume)*

*Information  
and favour of  
return.*

*J. L. L. L.*

O: i/c Sp. Br.

*Km3  
D.C.*

*2 MAY 1932*

FM. 1

Memorandum.

POLICE FORCE,  
MUNICIPAL COUNCIL.

Shanghai, May 1 193 2

To Commissioner of Police.

Sir,

Information. This report will be circulated for the information of Divisions with a view to having the rent remission movement watched, and suitable action taken in case evidence is obtained that illegal measures are being used to further the campaign.

*W. Givens*  
Officer i/c Sp.Br.

*2/5- 1st  
PA*

SHANGHAI MUNICIPAL POLICE.

S.I., Special Branch **SHANGHAI MUNICIPAL POLICE**  
C. & S. B. REGISTRY

REPORT

Date Apr 28, 1932

Subject (in full) Meeting of the General Committee for 1932 of  
the Shanghai Property Owners' Association.

Made by D. S. Tilton Forwarded by J. H. Robertson, Supt.

At 5 p.m. April 28, 1932, the General Committee for 1932 of the Shanghai Property Owners' Association held a meeting at No. 28 Jinkee Road, offices of the Shanghai Land Investment Company, Ltd. Fifteen members attended and Mr. A.M. Preston, solicitor of Ellis and Hays, legal practitioners, 43 Peking Road, Vice-Chairman of the General Committee, presided. As a result of this meeting, it was decided by the Committee to uphold and abide with the decision of Algar & Company, Estate Agents, No. 5 Hongkong Road, acting for the Cathay Land Estate Company in connection with a block of buildings comprising, a hotel, a bath house, shops and houses situated at the rear of the Wing On Company, Nanking Road, to commence proceedings against some 25 Chinese tenants for non-payment of rents. Formerly these tenants raised an objection to paying the full rentals and were warned by Algar & Company that action would be taken against them in the Shanghai Special District Court, the tenants then agreed to pay, but on April 26, the tenants communicated with Algar & Company, stating they had no intention of paying the full rent and would fight the case in the Court. The members of the Shanghai Property Owners' Committee regard this as a test case and will await the outcome pending further action against their tenants. Algar & Company are at present the only agents, who have experienced serious opposition with tenants south of the Soochow Creek; no other complaints have been made by the other members of the General Committee.

Mr. A.M. Preston also brought to the notice of the members and handed in-to the meeting two letters

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received on April 26 and circulated by the Shanghai Bar Association to its members, copies of which were obtained and are attached. These letters were issued by the "Committee of the Shanghai Residents Rent Diminution", requesting that members of the Shanghai Bar Association refuse to act for the landlords who contemplate action against tenants for arrears of rent. Mr. A.M. Preston stated he had obtained a firm of Chinese legal practitioners to accept any cases of the members.

The land estate agents and property owners have contemplated a move against their tenants for non-payment of rents for some days, after futile attempts in the past to negotiate with their tenants to settle the arrears of rent, when a remission of two months rent would be made, or a sliding scale adopted to meet each individual instance on its own merits, as some tenants had suffered greater than others, thus no hard and fast rule could be made to deal effectively with the tenants as a body.

The failure of the tenants to meet their obligations is the result of the activities of the various committees formed by the tenants and others, who have instructed their members to withhold all payment of rents, pending further decision by these committees, who are expected to attempt to force the property owners to accept their terms, which will undoubtedly prove to be exorbitant.

The Japanese tenants north of the Soochow Creek are also considered to be a serious problem as they are holding out for six months' remission of rents, and an

SHANGHAI MUNICIPAL POLICE.

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REPORT

Station, \_\_\_\_\_  
Date \_\_\_\_\_ 19

Subject (in full) \_\_\_\_\_

Made by \_\_\_\_\_ Forwarded by \_\_\_\_\_

- 3 -

appeal made by the Shanghai Property Owners' Association to the Japanese Consular Authorities has not proved of any assistance, and the position remains unchanged at present.

Owing to the large numbers of Chinese tenants north of the Soochow Creek refusing to pay the rents, the property owners did not desire to take immediate action through the Court, also because the cases would take considerable time to be dealt with and would doubtless be remanded and appeals made by the tenants, but the continued refusal to pay which is attributed to the work of the various committees formed for the purpose of obtaining rent reduction and remission, has brought matters to a head and in the event of successful action in the case of Algar & Company, further proceedings will be taken against tenants in arrears of several months' rent and those that are suspected to be the chief agitators against a settlement with the property owners.

The Shanghai Property Owners' Association regard the various committees recently formed as the whole cause of refusal of their tenants to pay, and without such influence of these committees, the tenants would have come to an agreement, as the majority are suspected to be willing to abide by the property owners' decision in each case, but these tenants are awaiting the decision of the committees, rather than incur the wrath of the other members of the various committees. This has been proved to a certain extent in the ability of certain land owners to collect a number of rents quietly, and also as attached letter to the

SHANGHAI MUNICIPAL POLICE.

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China Realty Company from one of their tenants who was prepared to pay and then was instructed not to do so by the "Shanghai Citizens' Union and Committee for the Cancellation and Reduction of House Rent".

The present position of the property owners, some of whom have very large interests in property north of the Creek is considered to be a very serious one and in the event of continued agitation and refusal of the tenants to meet their obligations will result in a financial crisis in Shanghai.

*Arthur P. ...*

D. S.

Officer i/c Special Branch.

*W. S.*  
*1:5:32.*



Translation of a Circular Letter From Shanghai  
Bar Association to Its Members

Dear Sir,

We have received a letter from the Committee of Rent Reduction and Exemption Society of French Concession, which says :

"In accordance with the tendency of the times to alleviate the sufferings of the populace and lessen the burden of the people and to readjust the economic interest of society and with a view to consolidate the unity of the tenants that just treatment may be achieved, our Society was organized on the 31st of March by representatives of the different Merchants' and Tenants' Societies already in existence. By virtue of a resolution passed by a general meeting and by the constituted rules of this Association, all matters relating to landlords and tenants and to legal matters connected therewith shall be referred to our Honorary Legal Department. Messrs. Lee Ming, Chang Ping Chu, Liu Yung Sun, King Yu, Chen Zai Ling, and Chow Yi Tao, all Attorneys-at-law, have been attached to the Legal Department as Honorary Legal Advisers. As the scope of the rent diminution movement is very wide and the raising of legal questions are inevitable, our Association cordially welcomes those who will join our Legal Department as legal advisers availing us of their learning with a view to ensure more protection. Your Association, we understand, is a society of legal practitioners sympathizing with the public interests. All introduced and putting public duty before themselves will be heartily welcomed, wherefore we write you to ask you to circularize your members to this effect."

The above letter was laid before the 104th joint meeting of the Executive and Supervisory Committees for discussion and it was decided that the members should in turn be notified of

- 2 -

the contents of the above quoted letter.

Therefore we write you this letter and your attention  
will oblige,

yours faithfully,

The Managing Committee of the Shanghai  
Bai Association.

(Seal).

Translation of a Circular Letter from Shanghai  
Bar Association to Its Members

Dear Sir,

The Association has received a letter from the Committee of the Shanghai Residents Rent Diminution and Exemption Movement Society which says:

"Two months have elapsed since the Japanese aggression in Shanghai. As a result of the warfare, all businesses have declined to such a degree that even with great decrease of expenditure on necessities such as clothing and food, the people nevertheless find great difficulty in maintaining their living. It is an obvious fact that people are financially disabled and unable to bear the burden of rent. Our Society is an organization set up by seventy bodies with the chief purpose of promoting the rent diminution movement as it is our belief that without this it is impossible to restore local prosperity and stability to save the people from ruin. However we are under the apprehension that the security of residents will be greatly endangered in the case that the landlords do not sympathize with us and insist upon exercising their rights of property by instituting actions in the Courts. The Society therefore passed a resolution that your Association should be requested by formal letter to ask your members to refuse to represent landlords in cases where they presume to claim rents in arrear, pending the settlement of the rent diminution question. As your Association has been long known for being concerned with the welfare of the people, yielding nothing in preference to benevolence, our appeal will be undoubtedly met with your approval."

The above letter was brought forth before the 104th joint meeting of the Executive and Supervisory Committees and it was decided that the members should in considering this use their

- 2 -

discretion in accepting such cases.

Therefore we write you this letter. Your attention  
will oblige,

yours faithfully,

The Managing Committee of the Shanghai  
Bar Association.

(Seal).

Extract from the Intelligence Report of April 28, 1932.

Shanghai District Rent Reduction and Remission Movement  
Committee - Meeting

Seven committee members of the abovementioned Committee at a meeting held in their office, 491 Chefoo Road, between 6 and 7 p.m. April 27, discussed the removal of several thousand dollars worth of furniture from the Yung Hwa (榮華) Photo Studio, 369 North Szechuen Road, by the Land & Estate Office represented by A. Du Pac de Marsoulies, owing to non-payment of rent. It was finally decided to warn the landowner of that house against such oppressive action and to commence a lawsuit in this case.

FM. 1

Memorandum.

POLICE FORCE,  
MUNICIPAL COUNCIL.

To Shanghai, April 28 1932.  
S. L.

Further  
report in due  
course. *W. H.*

Enquiries being  
continued by  
D. S. Hillier  
JR  
30/4/32

for  
action and  
reported  
14-5-32

Memorandum.

POLICE FORCE,  
MUNICIPAL COUNCIL.

Shanghai, 28/4/32. 193  
To D. S. Linton

Please obtain names of  
leaders of this new  
union & their standing.  
When you call at union  
headquarters seek information  
without making any reference  
to letter to Council. The  
tone of their communication  
would indicate that they  
are out to cause trouble

YR

hi noted &  
reported  
19-5-32

C/R F. 200  
2000-3-23

# SHANGHAI MUNICIPAL POLICE

File No. \_\_\_\_\_

## Reference Slip from Headquarters.

THIS SLIP MUST NOT BE DETACHED

To Officers i/c.	INSTRUCTIONS:
D. C. (Divns)	For disposal ✓
" (Crime)	Furnish data
" (A. & T. R.)	Investigate and report
A. C. (Traffic)	Note and file
" (S. B.) ✓	Note and return
D. O. A. Divn.	Report present status
" B. "	Submit recommendation
" C. "	For further report
" D. "	For opinion
Supt. of Gaols	Reply to writer direct
Personal Assistant	As instructed
A. C. (Specials)	See me in re :
Quartermaster	Draft reply
Pay Office	Attach file
Central Registry	
Musketry Officer	
Initials <i>L. J. Pa</i>	For File.....
Date <i>27. 1. 32</i>	Date.....
Noted and Returned Date / /	



1014

27 APR 1932  
 SHANGHAI MUNICIPAL POLICE  
 C. & S. B. REGISTRY  
 No. D 3484

COPY

Translation of petition to Council from the  
 Union of Tenants of Alabaster Road, North  
 Thibet Road, Kansu Road, Kaifeng Road and  
 Jehol Road.  
 Dated 23rd April, 1932.  
 Address: 206 North Zang K'ong Li,  
 Alabaster Road.  
 (北 康 里).

House Rent: Reductions.

This Union is located in the northern district, - north of the  
 Soochow Creek and west of Kansu Road. On 28th January fighting  
 broke out in Shanghai and Alabaster Road became a scene of defence  
 activities. The situation was tense. After the erection of barbed  
 wire barricades on all sides, communication was cut off, and the  
 tenants, becoming alarmed, nearly all fled. In removing elsewhere  
 they suffered heavy losses. Although they have now survived the  
 calamity and have recovered from a state of unrest, they are still  
 in serious straits because their financial resources are exhausted  
 and they now find it difficult to earn their living. In view of this,  
 the various organizations in Shanghai have formed a Committee to  
 advocate reduction of rent, which became an urgent consideration as  
 a result of the fighting. Landlords, whose consciences are not dulled  
 should of their own accord reduce and remit rent in sympathy for  
 their tenants, who after all are as near to them "as the lips are to  
 the teeth". At present landlords not only evince no sympathy but  
 persist in demanding payment as before. The Union of "Tenants of the  
 Five Roads" has been organized to take proper steps in the interest  
 of tenants. The Council is asked to take note of the facts leading  
 the organization of this Union.

(Cropped) Union of Tenants of Five Roads,

Via:- Alabaster Road, North Thibet Road,

Kansu Road, Kaifeng Road and Jehol Road

mg  
 27/4

Chien.  
 26 APR. 1932

V. de SB

This report contains little more than we know already but properly holders are being interviewed within the next few days with the idea of securing full information vis-a-vis their side of the question.

John Robertson  
Sup

Thanks  
JRB

25/4/32

26:4:32

file 27-4-32  
D.S. T. Allen

SHANGHAI MUNICIPAL POLICE.

REPORT

File No.	SHANGHAI MUNICIPAL POLICE
C. & S. B. REGISTRY.	
Special Branch S. 1	Station,
No. D. 3782.	
Date April 25, 1932.	
Date 26.1.32	

Subject (in full) Provisional Joint Office of the Hongkew District  
Branch of Citizens' Association

Made by D.S. Tilton

Forwarded by J. H. Robertson, Supt.

The above office, which represents nine branches of the Citizens' Federation in Hongkew and Eastern Areas, came into existence as a result of a resolution passed at a joint meeting of these bodies held at Foh Shing yuen Restaurant, 152 Canton Road on April 7. While ostensibly subordinate to the Citizens' Federation located in the Chinese General Chamber of Commerce, this office has assumed the right to act of its own accord in matters concerning the nine branches north of the Soochow Creek. Particulars of the inauguration and resolutions of the association are contained in the attached appendix.

The association is not governed by rules, the expenses are not solicited, but issued by the various branches. Meetings of the Committee are to be held every Friday at 3 p.m. and the association claims to have 10,000 members at present. The membership fee from \$0.20 to \$1.00 is rated according to the size of the shops and business normally transacted. The association is only in a position to arbitrate with the landlords on behalf of the members, and failing to come to a satisfactory agreement the association is resolved to take necessary action by submitting the case to the Shanghai Special District Court.

The various land estate agents concerned declare that they are willing to waive collection of rentals for the months of February and March only, providing the arrears of rents are fully paid off.

The following persons are Standing committee members of the Association :-

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

Station, .....

- 2 -

Date ..... 19

Subject (in full) .....

Made by .....

Forwarded by .....

Chang yien-faung (張賢芳), representative of  
5th District.

Lieu Zoong-ying (劉仲英), representative of  
7th District, Chief editor of Citizens'  
Newspaper which will come into existence  
on 1/5/32.

Zung Tung-san (鄭東山), representative of  
27th District.

Chen Ka-pao (陳家寶), representative of  
31st District.

Chu Ka-liang (邱家樑), representative of  
6th District.

*Arthur P. Wilson*

D. S.

Officer i/c Special Branch.

Branch Citizens' Association in Hongkew District  
form provisional Joint Office

Twenty members of the following nine Branch Citizens' Associations as well as Street Unions held a meeting in the Foh Shing Yuen Restaurant, 152 Canton Road, at 6 p.m.  
April 7 :-

<u>Name of Organization</u>	<u>Address</u>
5th District Citizens' Association Hanbury Road Street Union.	190 Lap Ka, off East Hanbury Road.
6th Branch Citizens' Association. East Seward Road Street Union.	2651 East Seward Road.
7th Branch Citizens' Association. Broadway Street Union.	88 Broadway.
10th Branch Citizens' Association. Wuchow Road Street Union.	702 Ching Wei Li, Wuchow Road.
15th Branch Citizens' Association. North Soochow Road Street Union.	17 Teh An Li, North Shanse Road.
18th Branch Citizens' Association. Yangtsepoo Road Street Union.	1509 Yangtsepoo Road.
28th Branch Citizens' Association. Boone Road Street Union.	576 Teh Shing Li, Boone Road.
29th Branch Citizens' Association. Haining Road Street Union.	12 Hung An Li, Haining Road.
30th Branch Citizens' Association. Ward Road Street Union.	221 Ward Road.

Ling Niang-tsz (林仰之), member of the 19th Branch Citizens' Association, presided. After some discussion, the following resolutions were passed :-

1. That a new office entitled "Provisional Joint Office of the Hongkew District Branch Association of the Citizens' Federation" be organized and its expenses be borne by the Associations concerned.
2. That arrangements be made to rent premises for the use of this office.

3. That the Citizens' Federation be requested to accelerate the negotiation with the S.M.C. in connection with the exemption of Municipal Rate.
4. That all members in the Hongkew District be informed of the decision of the Citizens' Federation to withhold the payment of rent for three months.
5. That the Shanghai Power Company be requested by letter to collect the electricity fee according to the meter reading.
6. That a registration of losses suffered by residents in the districts concerned be undertaken by the office.
7. That a manifesto be issued notifying the public of the organization.
8. That a standing committee of five members be elected.

Sixteen members of the above mentioned organization held a meeting at 207 Teh An Li, North Shanse Road, the new address of the 15th Branch Citizens' Association, between 3 and 5 p.m. April 10 and passed the following resolutions :-

1. That the Provisional Joint Office be established at this address.
2. That the question of rate exemption be submitted to the Chinese ratepayers' Association to be discussed at the general meeting.
3. That the proposal to exempt rent for three months be approved.

Fifteen members held a meeting at 207 Teh An Li, North Shanse Road, between 3 and 5.30 p.m. April 12 and decided that the following measures be submitted to the Citizens' Federation and the Chinese ratepayers' Association for approval and execution :-

1. Rent to be exempted for three months Municipal Rate, Water Rate and Telephone charges to be all exempted for one quarter. Electricity charges to be paid according to the meter reading.
2. That all residents in the district indirectly effected as a result of the Sino- Japanese Impasse be urged to register their loss with the office forthwith.

3. That the S.M.C. be requested to give assurance for the protection of Chinese merchants in Hongkew District, etc. so as to enable them to resume business.
4. That the Shanghai Municipality and other organizations be requested to render assistance in the matter.

Fifteen members held a further meeting at 207 Teh An Li, North Shanse Road, between 3.20 and 5 p.m. April 16 and passed the following resolutions :

1. That the ratepayers Association be requested to exert all its efforts in obtaining the exemption of Municipal Rate.
2. That business of the Hongkew District be not resumed until adequate protection has been given by the S.M.C.
3. That before the Hongkew District assumes a state similar to that obtaining prior to January 28, 1932 all rent in that area be exempted.

Fifteen members held a meeting at 207 ~~North~~ Teh An Li, North Shanse Road, between 3 and 4.20 p.m. April 19 and discussed ways and means to raise a National Salvation Fund. It was decided to refer all suggestions to the 'Citizens' Federation for consideration.

On April 21 the Provisional Joint Office of the Hongkew District Branch 'Citizens' Association, at 207 Te An Li, North Shanse Road, distributed copies of a poster, translation of which is as under, to the various shops in Hongkew District :-

"This Association has decided that rent be remitted for three months".

Fifteen members held a meeting in their office, 207 Te An Li, North Shanse Road, at 4 p.m. April 22 and passed the following resolutions :-

1. That evidence be collected to support the view that it is impossible for Chinese merchants to resume business, in order to enable representatives of the office to negotiate with the S.M.C.

2. That the scale for reduction in rent after April be determined later.
3. That the question of reduction and remission of Municipal Rate be shelved pending a reply from the Chinese Ratepayers' Association.
4. That the question of raising a National Salvation Fund be shelved pending resumption of business by all shops.



SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

Special Branch No. D 3482.  
April 22, 1932 Dec 22, 4, 32.

S.I.

Please submit a comprehensive report on the Provisional Joint Office of the Hongkew District Branch of Citizens' Association, No. 207 Teh An Li, North Shanse Road. The report should give the objects of the organization and the rules by which it is governed as well as particulars of the leaders and the means they intend to use to achieve their aims. The report should be submitted as early as possible.

In view of the growing seriousness of the agitation for remission of rents and resulting agitations aiming at avoidance of other legal obligations, special measures must be taken to ensure that the movement is fully covered. Special reports should be submitted as the movement progresses and suggestions should be made of means to deal with developments of a character which is illegal or likely to lead to breaches of the peace.

*J. H. Evans*

Officer i/c Special Branch.

Extract from Translation of French Intelligence Report dated  
April 21, 1942.

---

The Movement to Secure Remission of House Rent.

The tenants of Passage 157 Avenue Dubail (seven houses) have written to the "Committee undertaking to secure a remission of house rents" of the International Settlement, requesting it to hasten the movement to secure a reduction in house rents. The monthly rent of each house now occupied ranges from \$70 to \$90. Darre Co., 591 Kiang Road, are the collecting agents.

12 members of the Arbitration Section of the Committee to secure a reduction of house rents (International Settlement) held a meeting at 6 p.m. April 19 at No. 251 Chefoo Road. Wang Way Yong (member of the Chinese Chamber of Commerce) presided.

The following resolutions were passed:-

- 1) That Chang I Cheng, Yu Hwa Long and Koo Wee Seng be appointed to arrange a general meeting of representatives.
- 2) That a reply be sent to the tenants of Passage 157 Avenue Dubail stating that the Committee is taking measures to settle the question of rent reduction.
- 3) That the dispute between the tenants and sub-tenants of Teh Shing Lee, Haining Road, be discussed.

SHANGHAI MUNICIPAL POLICE

S. B. REGISTRY

D 3482

23, 4, 32

April 20, 2.

The Secretary,

S. M. C.

Reference your endorsement without number, dated April 20, 1932, forwarding for comment copy of a letter, addressed by the Shanghai Property Owners' Association to you.

In this connection I would refer you to this office No. D. 3482, dated April 20, 1932.

(sd) F. W. Gerrard

Commissioner of Police.

0.305  
20 APR. 1932  
POLICE FORCE  
FOR COMMENT  
*with enclosure*  
*AK*

SHANGHAI PROPERTY OWNERS' ASSOCIATION

16th April, 1932.

The Secretary,  
Shanghai Municipal Council,  
S h a n g h a i.

Sir,

In view of the agitations reflected by notices and news items appearing in the Chinese and Foreign Press, a sample of which appearing in the Sin Wan Pao, April 15, 1932, is enclosed, my Committee desire to bring to your attention for most earnest consideration, the danger inherent in continued agitation and publicity of this nature.

This, if allowed to continue, will in all probability, result in mass refusal to pay rates, taxes and rent, and may result in physical violence either or both of which will be subversive of peace and good order in the Shanghai area.

The Committee request that you take appropriate steps to avoid such probabilities.

I am, Sir,

Yours faithfully,

(Sgd.) A. W. Buck.

Secretary.  
THE SHANGHAI PROPERTY OWNERS' ASSOCIATION.

Regular Meeting of the Committee for Rent Reduction and  
Exemption of the Public Bodies in French Concession.

The standing committee of this organization met at 3 p.m., day before yesterday for the second time. Nine members attended the meeting which was presided by Mr. Chu Chen-hua (瞿振華). The following matters were discussed:-

(1) The Chairman reported regarding the resolutions of the last meeting.

(2) The drafting committee submitted the constitution of 11 articles with 5 bye-laws and constitution for branch organizations of 12 articles. After discussion, article by article they were passed to be printed.

(3) Election of divisional directors - the following 9 were elected: Mr. Yui Tak-ch'eng (於子承), general affairs, Mr. Sheng Chih-jen (盛植人), finance; Mr. Mao Teh-jun (毛德潤) Miscellaneous affairs, Mr. Liu Yun-sheng (劉韻生) committee matters, Mr. Yeh Jui-chai (葉瑞齋) investigation, Mr. Li Ming (李銘) arbitration, Mr. Chang Pin-ch'iu (張彬秋) organization, Mr. Hsu Tzu-hsien (徐子賢) guidance, Mr. Chu Chen-hua, social matters.

(4) Refinance of the organization, a resolution was passed that the money be advanced by the commercial unions. The French Concession Commercial union contributes \$20.00, Nanyang-Chiao, \$10.00, West District \$10.00, Tang Kia Wan \$10. Other organizations are to be approached for contributions.

(5) Re public declaration and posters of this organization. These were passed to be sent to print.

(6) Mr. Ho Hsiao-huan (賀嘯寰) of A-1 Tun-jen Terrace (敦仁里) Rue Brenier de Montmorand, asked for help: Resolved that (1) the land-lord is to be warned, and (2) a letter be addressed to the counsel of the landlord to advise the latter to cease oppressive measures in view of the present conditions.

(7) Mrs. Huang (黃氏) of 66 Junghua Terrace (榮華里) same road, asked help: It was considered that the matter involved legal points and it was decided to forward the matter

to the voluntary legal advisers and ask Mr. Chen Jui-liu (陳瑞慶) to take charge.

(8) Jen-shou Terrace (仁壽里) representative reported that the landlord raised rent in March. Resolved that a reply be sent.

(9) Haig Terrace representative reported about relief measures. Resolved, the matter be referred to investigation division.

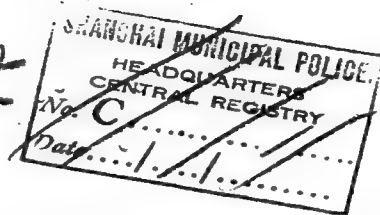
(10) Chiu-hsing (久興), Fu-hai (福海), Lo-shan (樂善), Tien-hsiang (天祥), Shou-k'ang (壽康) Yung-yuen (永遠) Terraces sending representatives to participate. Resolved, they be welcomed.

(11) The Chairman reported that a letter from the Citizens Rent Reduction Association was received to the effect that during the period of national emergency all rent payments be temporarily suspended. Resolved that all terraces be notified to do so unanimously.

(12) The Chairman reported that the funeral of the late Mr. Short, American Hero, who died in our anti-Japanese cause will be held about the 20th this month, and that all we Chinese should express our mourning. Resolved that the Committee men of this organization shall all attend the funeral and that all other organization be notified to do the same. In addition a letter of condolence be sent by this organization, same to be drafted by Mr. Chu Chen-hua. The meeting adjourned.

(Translation by M.C.C.)

D 3482



April - 20, 32.

The Secretary,

S. M. C.

Reference your endorsement without number, forwarding copy of a letter, dated the 13th April 1932, from Mr. Raven to Brig. General Macnaghten.

The Shanghai Citizens' Rent Reduction and Exemption Movement Committee ( ) was inaugurated at a meeting held in the Ground Nut Dealers' Association, 101 Chihli Road on March 19, 1932 by representatives of various public bodies, vide copy of extract from the Intelligence Report of March 21 attached. The principal promoters of this body are:

Chu Wei Sung ( ), Chairman of the Chekiang Provincials' Association, (Lien Chi Li, Avenue Road) and a committee member of the National Salvation Association of Various Shanghai Bodies (91 Bubbling Well Terrace, Bubbling Well Road).

Yui Hwa Loong ( ), committee member of the Citizens' Federation (Chinese Chamber of Commerce Building, North Honan Road) and a lawyer, 21 Burkill Road and Yuan Hung Chung ( ), representative of the Shoe Model Shop Owners' Association, formerly at Chapel. Important officer in the Propaganda Department of the defunct National Salvation Committee to Resist Japan. Privately, he acted as liaison officer between the Committee and the "traitorous" merchants.

The Committee is an organisation formed for the purpose of

persuading the landlords to suspend the collection of rent or reduce the rentals for premises in the Settlement. This being so, it is not in a position to force either landlords or tenants to comply with its proposals. In the event of a landlord insisting upon collecting the full amount of rent due, the Committee has no redress but will resort to petitioning the Courts should civil action be commenced against a tenant, asking the Court to consider the financial straits of the Shanghai public and render a decision in favour of the tenant. Letters in this strain have already been sent to the various Chinese Courts in Shanghai by the Committee.

Propaganda matter opposing such an action on the part of local landlords may also be prepared for the local press.

Should a tenant decide that the period of time set by the Committee for the exemption of rentals or the amount of reduction of rentals is not sufficient, the Committee will stand aloof. While no definite decisions have been reached as to the period of time for which the collection of rentals will be exempted, the Committee have tentatively decided to advocate the suspension of the collection of rentals for three months in those districts in the Settlement north of the Soochow Creek and for two months in those districts in the Settlement south of the Creek. These proposals will be submitted to a general meeting of representatives of local bodies which the Committee hopes to convene in the near future. The exact date and venue of this meeting are as yet undecided.

The Committee is governed by no rules but professes to be a public spirited body anxious to relieve what it considers to be the impoverished condition of Settlement residents. While undoubtedly having the support of persons who are likely to benefit from any reduction in rent, the Committee does not appear to be to any degree representative of either the landlords or the tenants.

So far the activities of the Committee have been of a nature



3.

which give no grounds for the Police instituting legal proceedings against it.

(Sd) F. W. Gerrard

Commissioner of Police.

21:4:32

SI,

This movement  
should be carefully  
followed and all  
developments reported.

M.S.

Noted + C.B. 94  
duly instructed.

yes.  
205-1  
D-1.

SHANGHAI MUNICIPAL POLICE REGISTRY

SHANGHAI MUNICIPAL POLICE

File No. ....

No. D. 3482 S.

1. Station

REPORT

Date 1914 Date 31 April 19. 1932.

Subject (in full) Shanghai Citizens' Rent Reduction and Exemption Movement

Committee - Promoters, aims and objects.

Made by D.P.S. MacAdie

Forwarded by Thos Robertson, Supt

The Shanghai Citizens' Rent Reduction and Exemption Movement Committee (上海市租界房屋减租委员会) was inaugurated at a meeting held in the Ground Nut Dealers Association, 101 Chihli Road on March 19, 1932 by representatives of various public bodies vide <sup>copy</sup> attached extract from the Intelligence Report of March 21 <sup>attn. L.S.</sup> (flagged ~~naa~~). The principal promoters of this body are :

Chu Wei Sung (褚惠生), Chairman of the Chekiang Provincials' Association, (Lien Chi Li, Avenue Road) and a committee member of the National Salvation Association of Various Shanghai Bodies (91 Bubbling Well Terrace, Bubbling Well Road),

Yui Hwa Loong (余华龙), committee member of the Citizens' Federation (Chinese Chamber of Commerce Building, North Honan Road) and a lawyer, 21 Burkill Road, and

Yuan Hung Chiung (袁洪生), representative of the Shoe Model Shop Owners' Association, formerly at Chapel. Important officer in the Propaganda Department of the defunct National Salvation Committee to Resist Japan. Privately, he acted as liaison officer between the Committee and the "traitorous" merchants.

The Committee is an organization formed for the purpose of persuading the landlords to suspend the collection of rent or reduce the rentals for premises in the Settlement. This being so, it is not in position to force either landlords or tenants to comply with its proposals. In the event of a landlord insisting upon collecting the full amount of rent due, the Committee has no redress but will resort to petitioning the Courts should civil action be commenced.

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

..... Station,

Date..... 19

Subject (in full) .....

Made by .....

Forwarded by .....

2  
The Council  
against a tenant, asking ~~them~~ to consider the financial straits of the Shanghai public and render a decision in favour of the tenant. Letters in this strain have already been sent to the various Chinese Courts in Shanghai by the Committee.

Propaganda matter opposing such an action on the part of local landlords may also be prepared for the local press.

Should a tenant decide that the period of time set by the Committee for the exemption of rentals or the amount of reduction of rentals is not sufficient, the Committee will stand aloof. While no definite decisions have been reached as to the period of time for which the collection of rentals will be exempted, the Committee have tentatively decided to advocate the suspension of the collection of rentals for three months in those districts in the Settlement north of the Soochow Creek and for two months in those districts in the Settlement south of the Creek. These proposals will be submitted to a general meeting of representatives of local bodies which the Committee hopes to convene in the near future. The exact date and venue of this meeting are as yet undecided.

The Committee is governed by no rules but professes to be a public spirited body anxious to relieve what it considers to be the impoverished condition of Settlement residents. While undoubtedly having the support of persons who are likely to benefit from any reduction in rent, the Committee does not appear to be to any degree representative

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

.....Station,

Date.....19

Subject (in full).....

Made by.....Forwarded by.....

- 3 -

of either the landlords or the tenants.

So far the activities of the Committee have been  
of a nature which give no grounds for the Police instituting  
legal proceedings against it.

R. W. Macadie.

D. P. S.

Officer i/c Special Branch.

Commissioner of Police,  
Sir,

Information.

M. G. G. G.

O. i/c Sp. Br.

APR. 19 1932



# Shanghai Property Owners' Association

會公主業產房海上

SECRETARY: A. W. BUCK.  
28 JINKEE ROAD

C C F Y 19/4/32

Shanghai, 19

To.  
AS Taken

REPORT TO THE PROPERTY OWNERS' ASSOCIATION  
REGARDING THE ACTUAL SITUATION ON GENERAL  
RENT REDUCTION IN THE CONCESSIONS AND WATER  
SUPPLY IN THE SETTLEMENT.

28-----

The difficulties faced by the Property Owners are of two kinds, and they are put in such a position that should the actual situation be maintained the only solution left to them would be to close up their cities; at least cities occupied by working classes

- a/ Loss of their income on account of rent reduction,
- b/ Increase of their expenses owing to the new water charges in the Settlement.

## 1. REDUCTION OF RENTS:

You are certainly aware of the campaign started in the local press on this subject, claiming, besides immediate suppression of 2 months rent, nothing less than 50% of reduction of the actual rent.

Already, owing to the suppression of two months' rent for the properties situated in the districts affected by the hostilities many among us have abandoned voluntarily 1/6 of our annual income.

The Property Owners did not hesitate to grant this request which was justified, in spite of the losses they will have to bear.

But, taking advantage of the preceding facts, the movement has widened to the regions non-affected by the hostilities, and the tenants, who not only did not suffer from any trouble, but have often benefited in sub-letting their premises to the refugees, are now forming "Associations" (?) for the suppression and reduction of rents.

I beg to submit you a letter received on 14th April 1932, which shows the emminence of danger. It reads as follows:

"Mr. Darre,

"13th April 1932"

"The Chinese tenants of this city have entered into "Association, and joined the French Concession Committee for "reduction of rentals.

"It has been published by the Nanking Government (x) "that rents will be decreased by 50%, as from February, owing to "the financial difficulties, during recent troubles. X.

"We hereby kindly request you to discontinue the "collection of rents, according to the above publication.

"As soon as a decision is reached by the "Reduction of "rental Committee" we will collectively pay our rents."

This letter, as you see, is addressed by the tenants of a



# Shanghai Property Owners' Association

Shanghai, \_\_\_\_\_ 19

會公主業產房海上

SECRETARY: A. W. BUCK,  
28 JINKEE ROAD

-2-

property situated in French Concession, out of the affected zone.

"I do not wish to comment upon this letter. It shows sufficiently the actual spirit of the tenants.

(x) I would state that the publicity mentioned in this case probably concerns the town of Nanking only.

On the other hand, on 9th April, the French Consul General received a letter concerning the rent reduction and requesting him to "confirm" a certain ordinance of 1921, ordinance which aimed to prevent the Property Owners from increasing the rentals, arbitrarily, out of proportion with the Property Owners' justified charges.

This study was on the loss of income, now remains the point of increase of Property Owners' charges, owing to the increase of water rate, in the Settlement.

## 11. INCREASE OF WATER CHARGES:

The Shanghai Waterworks are cutting through their plans, unfortunately accepted by the authorities, to charge water consumption by meter.

What would be such increase ?

In order to give you an idea, I may tell you that in one of my cities where I am paying monthly at the actual rate of 7.5% on rentals, i.e., Dol. 55.00, I will have to pay, as per a written declaration courteously given by the Shanghai Waterworks themselves, based on the average monthly consumption from June to December 1930, the sum of Dol. 290.00, i.e., 5 times as much.

The charges, paid by the Property Owners, relative to the water supply only, will be brought, owing to the above fact, from 7.5% on rentals to 37.5%. The average figure usually admitted for the exploiting of a city, or for general expenses besides water supply is 16% on rentals.

This figure of 16% included the water supply at 6% until 1931, and at 7.5% during 1931, thus leaving 8.5%. The balance of 8.5% added to 37.5% will bring the total for general expenses to the abnormal figure of 46%.

After this, the same statement of the "waterworks adds:

"... As soon as the tenants find that they must pay, though indirectly, for water wasted, they will undoubtedly exercise more "care."

But, what are the means to make tenants pay water consumption? By individual water meters?

They will refuse as their contracts, at actual rent, include the water supply.

By increase of rentals?



# Shanghai Property Owners' Association

Shanghai, \_\_\_\_\_ 19

會公主業產房海上

-3-

SECRETARY: A. W. BUCK,  
28 JINKEE ROAD

Which Property Owner would dare to propose such an increase, when we are debating the tenants' requests for reduction of rents by 50%?

I wish to point out also, the draconian measures that the Waterworks have adopted, in order to prevent the construction of artesian wells: minimum fee and double rates (Ref. Parag. 4 of Schedule C)

IN CONCLUSION, it seems that regarding the water charges, which one cannot think to increase at present, one has to obtain from the Shanghai Waterworks that the latter should postpone the application of the new tariff for water supply on meter basis, until the conditions become normal.

This tariff, should it be paid by the working classes of tenants, as it has been supposed, would almost prevent the latter to consume water, thus causing considerable prejudice to public health.

The postponement would also have the advantage to leave to the Waterworks the possibility to reconsider the new tariff in order to cooperate with the Property Owner in the development of suburbs of the Settlement, where the latter is trying to do his best to give to the working classes, the maximum welfare which the tenants' very low wages cannot afford.

In fact, it would be preferable, and I leave it to the General Committee to make a suggestion to the Shanghai Waterworks, in case they are of my opinion, to maintain the fixed rate of 7.5% for the Cities with low rentals, intended for the working classes.

On the other hand, regarding the reduction of rentals it would be most desirable to obtain the assistance of the authorities.

The ordinance issued in 1921, by the French Consul General and mentioned recently in the request of the tenants to the French Consul General shows the usefulness of such ordinance.

One should request the authorities of the International Settlement as well as of the French Concession, to issue rules showing the danger of such "Associations" and specifying to the tenants that they are in no way authorized, especially in group, to suspend or to suppress the payment of their rents, which are due in accordance with their contracts, as long as a definite agreement with their Landlord is not reached.

Those are, in brief, the dangers which nowadays threaten the Property Owner. Owing to them, his running average expenses would be raised from 16% to 46%, and his income reduced by 50%, bringing his loss to 96%.

Being thus unable to live upon his income, the Property Owner would be compelled to live upon his capital.

This state of things would rapidly involve the ruin of Realty Estate, and concurrently a stop in the development of the Concessions, giving rise to a situation far more critical, that is, unemployment for labourers.





# Shanghai Property Owners' Association

會公主業產房海上

SECRETARY: A. W. BUCK,  
28 JINKEE ROAD

Shanghai, ..... 19

-4-

Summing up, I would propose that a sub-Committee be nominated among the Head Committee to facilitate the work of the latter, which could be specially composed of Property Owners of French Concession, who, in spite of their little knowledge of the English Language, are very familiar with the conditions prevailing in the French Concession and whose reports would be submitted before the Head Committee, who after perusal and approval would transmit same to the interested parties.

Shanghai, 18th April, 1932.

(SIGNED, MARCEL DARRE)



# Shanghai Property Owners' Association

會公主業產房海上

SECRETARY: A. W. BUCK,  
28 JINKEE ROAD

*Confidential*

Shanghai, ..... 19

C O F Y 18/4/32

## AGITATION FOR RENT REDUCTION

The attention of the Chairman of the Shanghai Property Owners' Association is respectfully called to the refractory attitude of tenants in the Hongkew District, where, in spite of the sympathetic remission of their rent for February and March, rents due are still uncollectable.

Unlike Chapoi and certain extra-settlement areas directly affected by active hostilities, the district in question was only remotely and indirectly affected by warlike operations, and the remission of two months rent represents a generous gesture on the part of the landlord; yet, notwithstanding this special treatment, tenants still persist in their refusal to pay any rent whatsoever--not even those amounts outstanding from last year.

It is needless, perhaps, to say that this state of affairs is most serious indeed, and, if not promptly and effectively taken in hand, will mean bankruptcy to many landlords. The urgency of this question is undeniable, and it behooves all interested to devise ways and means of dealing with this situation quickly, as the accumulated arrears of rent, if allowed to continue, will prove a problem difficult to solve.

In this connection, it may be mentioned that although landlords have to forego their rent for February and March, their operating expenses, such as those for water, lighting, etc., have to be met in full, which manifestly is far from fair.

At the same time, it might be pointed out to the Association that illegal tenants' associations are actively agitating for the forcible reduction of house rents, alleging the present trade depression as an excuse, without taking into account the landlords' liabilities and other commitments. It is, of course, well known that some landlords have built their houses with borrowed capital, and others, although absolute owners of their property, have not increased their rents for 6 or 7 years, due to active opposition on the part of the tenants or other reasons, and any reduction in rent, forcible or otherwise, will mean undue hardship to them.

It is hoped that the above mentioned, as well as other kindred questions, are engaging (or have engaged) the attention of your Committee, and that suitable action will be or have been taken to effectively counteract the present agitation and attitude of the tenants' associations.

(SIGNED, JULING VAUGHN)

C/R F. 200  
S.H. 200-232

SHANGHAI MUNICIPAL POLICE

File No. Q. 32182

Reference Slip from Headquarters.

THIS SLIP MUST NOT BE DETACHED

To Officers i/c.	INSTRUCTIONS:
D. O. (Divns)	For disposal ✓
" (Crime)	Furnish data
" (A. & T. R.)	Investigate and report
A. C. (Traffic)	Note and file
" (S. R.) ✓	Note and return
D. O. A. Divn.	Report present status
" B. "	Submit recommendation
" C. "	For further report
" D. "	For opinion
Supt. of Gaols	Reply to writer direct
Personal Assistant	As instructed
A. C. (Specials)	See me in re :
Quartermaster	Draft reply
Pay Office	Attach file
Central Registry	
Musketry Officer	
Initials <u>LA Pa</u>	For File.....
Date <u>19. 4. 32</u>	Date.....
Noted and Returned Date / /	

3482.  
20/4/32.

18th April, 1932.

A. W. Bank, Esq.,  
Secretary,  
Shanghai Property Owners' Association,  
26, Jinhao Road.

Sir,

I have to acknowledge the receipt of your letter of April 16 and of the enclosure sent with it in the matter of the agitation for rent reduction.

I have to assure you in reply that the movement is being carefully watched and followed by the Council in conjunction with the French and Chinese authorities, and the consequences of such a movement are fully realized. The exact method of dealing with undesirable manifestations of the movement is difficult to determine, but the aspect upon which you lay stress, namely, the possibility of its inducing to a breach of the peace, is under consideration.

I am, Sir,

Your obedient servant,

J. R. JONES

Secretary.

19/4

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

N. D. 3482.

Special Branch,

15.4.32

April.15,1932.

S.1

Please submit a comprehensive report on the  
"Chinese Committee on Rent Reductions and Exemptions".  
The report should give the objects of this organization,  
the rules by which it is governed and particulars of the  
leaders of the movement and <sup>the</sup> means to which they intend to  
resort in order to achieve their aims. The report  
should be submitted not later than Tuesday forenoon.

*J. H. Eniens*

Officer i/c Special Branch.

C/R. F. 200  
T.H. 1000-12-21.

SHANGHAI MUNICIPAL POLICE

File No. 53412

Reference Slip from Headquarters.

To Officers i/c.	INSTRUCTIONS:
D. O. (Divns)	For disposal
" (Crime)	Furnish data
" (A. & T. R.)	Investigate and report
A. O. (Traffic)	Note and file
" (S. B.) ✓	Note and return
D. O. A. Divn.	Report present status
" B. "	Submit recommendation
" O. "	For further report
" D. "	For opinion
Supt. of Gaols	Reply to writer direct
Personal Assistant	As instructed
A. O. (Specials)	See me in re :
Quartermaster	Draft reply ✓
Pay Office	Attach file
Central Registry	
Musketry Officer	
Initials <u>L. J. PA</u>	For File .....
Date <u>14 APR. 1932</u>	Date .....
Noted and Returned	Date / /

THIS SLIP MUST NOT BE DETACHED.

POLICE FORCE FOR COMMENT

14 APR. 1932

RAVEN TRUST COMPANY

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 3482.

Date 14/4/32

Shanghai, China.  
April 13, 1932.

Brig.-Gen. E. B. Macnaghten,  
Shanghai Municipal Council,  
Shanghai.

Dear Sir:

If the "Chinese Committee on Rent Reductions and Exemptions" continues its activities and agitations, it may become a very disturbing and dangerous element in the peaceful administration of this city. This committee for political and selfish reasons, is calling meetings of Chinese tax payers in the endeavour to incite tenants to refuse payment of their lawful rents and taxes. If their efforts succeed, they may and probably will lead to local or general disturbances or even riots.

This whole movement is certainly against the peace and good order of the Settlement and I believe should, if possible, be stopped before it goes too far.

Yours very truly,

(Sgd.) F. J. Raven.

h  
174

C O P Y

April 4, 1932.

Messrs. China Realty Company,  
Shanghai.

*21. Valley Road*

Dear Sirs,

Our rent of the month of February was to be paid, as arranged, at the end of March. But on the 30th of March we received a letter from the Shanghai Citizens' Union and the Committee for the Cancellation and Reduction of House Rent notifying us not to pay any rent until decisions are reached by the aforesaid Union and Committee. Inasmuch as this is the case, despite the fact that we have already had our money ready for you, we could not pay you right away at present simply because of the necessity of maintaining uniformity.

As soon as, however, there are resolutions reached by the aforesaid Union and Committee, we will immediately see our way to settle all the rent that we owe you.

Trusting that you will see that we are not intentionally delaying the payment of your rent, we are,  
dear Sirs,

Yours very truly,

DIABARD STEEL FURNITURE CO.

Manager.



*Confidential*

*Definitely  
about April 15<sup>th</sup>  
of this*

TRANSLATION OF A PETITION FROM THE REALTY OWNER'S  
ASSOCIATION TO THE MAYOR OF THE MUNI-  
CIPALITY OF GREATER SHANGHAI.

Dear Sir,

Ever since the Japanese invasion of Shanghai three months ago, many houses have been destroyed and blocks of prosperous districts have been reduced to ashes by Japanese gun-fires; many people are thus rendered penniless and unemployed, and a general business depression prevails. These hard times are shared by all classes of people alike, irrespective of their station and means. In business circles, the questions of unemployment, execution of orders, insurance, settlement of accounts and mortgages have become difficult problems as a result of the turmoil. It would be most unfair to let only a section of the people bear the burden of the consequences of the war.

Regarding real properties, it is a well known fact that real estate owners are not all private individuals or big corporations that hold them with their own surplus or capital. Some properties are erected on leased lands, some on capital borrowed from mortgages, and still others are owned by charitable and other public institutions which are depending upon the rentals for their support. It is also a well known fact that many widows and orphans likewise look upon their rentals as their only means of subsistence. Superficially, conditions of real properties look quite prosperous; in reality, they have been too much exaggerated and, in view of the general rise of prices and the high rate of taxation, the plight of

of the owners are pretty wretched. Recently, that is, after the outbreak of the Sino-Japanese hostilities, the owners have been confronted with the agitation for rental exemption and reduction on the part of the tenants. It is true that some tenants are unable to pay, but the general run makes this an excellent excuse for evasion of payment. In many cases, the landlords not only have their properties destroyed by gun fires without redress, but, their tenants having fled the war-ridden district, have also to lose the back rents which may amount to big sums. What is more, the movement has spread to those districts which were not affected by the war. If the exemption and reduction of rentals be allowed in these districts, undue hardships will result and the effects will be far-reaching indeed. This state of affairs will be naturally followed by a general delinquency of all payments of interest and principals of mortgages, cost of materials and labour, etc., which will in turn shake the very foundation of the local money and banking systems.

With a view to maintaining the economic order of the City and to minimizing the sufferings of realty owners in the present crisis, we, the Undersigned, have the honour to request you to do everything within your power to uphold the sanctity of contracts regarding landlords and tenants, and to support the former's cause in cases that may come up for your attention.

Extract from the Daily Intelligence Report of 21/3/32.

-----

Shanghai Citizens' Rent Reduction and Exemption Movement Committee

Representatives of local various public bodies held a meeting in the Ground Nut Dealers' Association, 101 Chihli Road, between 2 and 6 p.m. March 19, and decided to organize forthwith a body to be known as the "Shanghai Citizens' Rent Reduction & Exemption Movement Committee" in order to start a movement with the object of persuading landlords to suspend collection of rent in the danger zone and reduce the rent in other areas. The attendance advocated that this movement was absolutely necessary in view of the depressing local conditions and passed the following resolutions:-

1. That the following eleven persons be elected to serve on the Committee:-

Chu Wei-sung (褚慧僧), Chairman of the Chekiang Provincials' Association, (Lien Chi Li, Avenue Road) and committee member of the National Salvation Association of Various Shanghai Bodies (91 Bubbling Well Terrace, Bubbling Well Road).

Li Yung-hsiang (李永祥), committee member of the Shanghai General Labour Union.

Leh Ching-dz (陆京士), committee member of the Postal Workers' Union.

Yui Hwa-leong (余华统), committee member of the Citizens' Federation (No. 21, Lane 75, Sinza Road) and a lawyer, 21 Burkill Road.

Chao Tsz-kung (曹志功), committee member of the Citizens' Federation.

Chang Ih-sung (张一唐), Committee member of the Citizens' Federation.

Chang Heng-hai (张恒海), committee member of the Citizens' Federation, and a lawyer, 52 Newohwang Road.

Yuan Hung-Chiung (袁咏超), representative of the Shew Model Shop Owners' Association, formerly at Chapel. Important office in the Propaganda Department of the defunct National Salvation Committee to Resist Japan. Privately, he acted as liaison officer between the Committee and the "traitorous" merchants.

Kee Wen-sung (柯文生), member of the 17th Branch Citizens' Association, North Szechuen Road.

Sung Ming-chi (蘇鳴岐), member of the 3rd District Kuomintang.

Wong Mei yung (王曼云), Secretary to the Propaganda Department of the local Kuomintang Headquarters.

2. That the expenses incurred be borne by various organizations participating in the movement.

Extract from the Intelligence Report dated March 21, 1932

Shanghai Citizens' Rent Reduction and Exemption Movement Committee

Representatives of local various public bodies held a meeting in the Ground Nut Dealers' Association, 101 Chihli Road, between 2 and 6 p.m. March 19, and decided to organize forthwith a body to be known as the "Shanghai Citizens' Rent Reduction & Exemption Movement Committee" in order to start a movement with the object of persuading landlords to suspend collection of rent in the danger zone and reduce the rent in other areas. The attendance advocated that this movement was absolutely necessary in view of the depressing local conditions and passed the following resolutions :-

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Loh Ching-dz (陸京士), Committee member of the Postal Workers' Union.

Yui Hwa-loong (余華龍), committee member of the Citizens' Federation (No. 21, Lane 75, Sinza Road) and a lawyer, 21 Burkill Road.

Chao Tsz-kung (曹志功), Committee member of the Citizens' Federation.

Chang Ih-zung (張一塵), Committee member of the Citizens' Federation.

Chang Heng-hai (張橫海), Committee member of the Citizens' Federation, and a lawyer, 52 Newchwang Road.

Yuan Hung-chiung (袁鴻鈞), representative of the Shoe Model Shop Owners' Association, formerly at Chapel. Important officer in the Propaganda Department of the defunct National Salvation Committee to Resist Japan. Privately, he acted as liaison officer between the Committee and the "traitorous" merchants.

SHANGHAI MUNICIPAL POLICE.

REPORT

S.1, Special Branch ~~Shanghai~~

Date June 2, 1932.

21/6/32

Subject (in full) Rent reduction and remission movement.

Made by D. S. Tilton

Forwarded by Thos Robertson Supt.

On May 30, 1932, at 2 p.m., 13 tenants of houses situated on Ward Road, were summoned at the Shanghai Special District Court for arrears of rentals of six to eight months, by the Metropolitan Land Company, Ltd., 21 Jinkee Road. Two of these tenants paid off part of the arrears at the Court and arranged to pay off the arrears by monthly instalments. The remaining 11 tenants intimated their desire to contest the case, which will be heard on June 4, 2 p.m. The Metropolitan Land Company are offering two months' rent remission, on payment of arrears. The legal advisors of the Metropolitan Land Company are Platt White, Cooper and Company of 23 Peking Road, <sup>where</sup> ~~their~~ Chinese agent Tao Kia-tsung (陶家春), however, did not wish to appear in the case, which may be attributed to the letters circulated by the "Managing Committee of the Shanghai Bar Association". Therefore, Mr. Preston, with his agents Feng and Company, legal practitioners of 43 Peking Road, were retained. The estate agents declare that the collection of rentals is proving very difficult and shows <sup>but</sup> slight improvement in response to their continued efforts.

The attitude adopted by the Shanghai Special District Court in the recent case of Algar and Company versus tenants which resulted in articles appearing in the China Times and the posting of notices by the "Shanghai Citizens' Rent Reduction and Remission Movement Committee" is expected to greatly influence the refractory tenants. Translations of the two articles are attached wherein it would appear that the "Shanghai Citizens' Rent Reduction

3/5  
3/6

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

Station, .....

Date ..... 19 .....

Subject (in full) .....

Made by .....

Forwarded by .....

- 2 -

and Remission Movement Committee" claim successful representation to the Shanghai Special District Court on behalf of the tenants. On May 31, the "Shanghai Evening Post and Mercury" inserted an article by H.G.W. Woodhead, C.B.E. on "The Local Courts External Interference" which is related to the action of the Shanghai Special District Court in the case of Algar and Company.

No complaints have been made of interference with the estate agents collecting shroffs in the Settlement. Mr. M.G. Davies of the Metropolitan Land Company, committee member of the Shanghai Property Owners' Association, reported to the undersigned during an interview on June 1 from 3 p.m. to 3.35 p.m. that the Japanese tenants were proving very difficult as is also being experienced by other estate agents in collecting rentals. The Japanese tenants as previously reported are demanding up to six months rent remission and reduction of rents of houses situated in the Hongkew and Dixwell Road districts.

One collecting shroff named Sung Woo Ying (孫武英) of the Metropolitan Land Company, was roughly handled by Japanese tenants and sustained superficial injuries at No.17 Ming Kwei Road, O.O.L. situated at the rear of the Odeon Theatre, North Szechuen Road, at about 3.30 p.m. May 31, when he requested settlement of rent and arrears. Mr. Davies intimated he would forward a letter of complaint to the Japanese Consular Authorities in respect of the

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

Station, .....  
Date ..... 19

Subject (in full) .....

Made by ..... Forwarded by .....

- 3 -

action of this tenant one named N. Inoue (井上長寿).

*Arthur Geo. Sifton*  
D. S.

Officer i/c Special Branch.

*Commissioner of Police,*  
*Sir,*

*Information*

*H. Guens*

O. i/c Sp. Br.

JUNE 3 1932

*SI, Further report in due*  
*course.*

*H.G.*

*4:16:32*



FOR TODAY

By U. S. District Court, Eastern District of New York

A case for the utmost importance to all property owners in Shanghai is now before the First District Court, and in the ordinary course would not be commented upon until a decision had been given. But interference by a self-constituted organization known as the "Shanghai People's Rent Reduction and Exemption Commission" appears to make it doubtful whether a decision in accordance with the law will be obtainable. **T**HEH followed a flagrant and apparently successful attempt to interfere with the administration of the law, and the facts are of sufficient interest to justify their narration.

Two days before the hearing the plaintiffs received a letter from the Shanghai People's Rent Reduction and Exemption Movement Organization, quoting at length from communications received from the "Mutual Friendship Association of Dong Tsen Fong Tsinan," "claiming that the latter's business had been brought to a standstill by the orders issued by the Chinese Chamber of Commerce for a strike, and that the rentals charged were excessive. A demand was made that legal proceedings should be abandoned, in transmitting these communications to the Shanghai People's Rent Reduction and Exemption Movement, though it was to write to the plaintiffs as a warning, 'claiming that withdrawal of the suit would be an even further oppression of the tenants.'"

The night of the attack was a dark night at all times. The moon was not visible. The weather was very dark and the visibility was very poor. The attack was a surprise attack and the enemy was not expecting it. The attack was a surprise attack and the enemy was not expecting it.

Interference, however, was carried very much further than this if case may credit detailed reports which have appeared in the Chinese Press. According to all reports which was published in the Chinese Press of the 26th inst., the negotiations of the Commercial Council and Mission and American Movement were sent to the First District Court at 10 A.M. the morning they to demand a suspension of judgment in the Dong Tien Park case. They were received by the Chief Secretary, who stated that he would convey their statements to the President of the Court. And so, after a paper, was made the delivery of the independent in the Dong Tien Park case was already filed to the court.

The court has been asked to suspend judgment in the Dong Tien Park case until the case is heard by the court.

Actual and potential have been  
informed and actions will be re-  
stored to the point of hearing  
further action.

Now, in the Central District, there was pre-military training in the boundaries of the International Settlement and the French Concession—a locality that at no time during the recent hostilities was considered dangerous. There is every probability that during the attack, the occupants of those premises, like some of others in the same neighborhood, easily converted themselves into military high formations of refugees from other areas. In any case, it is not that a demand for the evacuation of the rural constitutes "oppression" and "discrimination," and that removal of tens of thousands of Chinese upon the basis of their race, and the Chinese Chinese of Commerce, industry, actually, and the intervention of the West Negation organization, removal of the tens of

# T R A N S L A T I O N

Of an Extract from the China Times of  
the 26th day of May, 1932:

The Shanghai Rent Reduction and Remission Movement Commission appointed three of its members, Wong You Ying, Chang I Zung and Koo Yung Sung, to make representations to the Court today with reference to the case in which the Cathay Land Co., Ltd., the Landlords, sued the tenants of the Dong Chung Fong for rent in arrear.

The following is a full text of a letter from the said Commission to the Court:-

"We have received a letter from the Mutual Friendship Association of the Dong Chung Fong Tenants, advising us that an action had been instituted by the Cathay Land Co., Ltd. against the tenants for the rent in arrear, and that the Court had heard the case and decided to announce its judgment on the 26th instant, and soliciting the assistance of our Association.

The default of the said tenants to pay the rent for February and March is really caused by the effects of the warfare and the stagnation of the money market; so this case cannot be comparable with the former ordinary cases for rent in arrear.

This Association, with a view in fact that the landlords might mislead the Court under the pretence of claiming rent in arrear, has written a letter to the Court, requesting that pending the settlement of the scheme for the rental reduction and remission the former precedents could not be applied to the rent incurred during the period of war. This letter must have received the consideration of the Court.

With reference to the scheme for the rental reduction and remission, we have repeatedly made representations of our reasons and have sent to the Court the resolution passed by the General Meeting of the representatives of the whole City for your consideration.

We have also applied to the Municipality of Greater Shanghai to make a promulgation of the scheme at an early date so that the people can have an uniform action.

It is provided in Article 461 of the Law of Obligation in Chinese Civil Code that the lessee is not exempted from the duty to pay rent on the ground that he cannot use the leased object in part or in full or cannot enjoy profits on account of a cause for which he is responsible. In other words, it is evident that if he is not responsible for such cause he is exempted from the duty to pay the rent, since the war broke out in Shanghai there was a general agitation throughout the whole City. A strike had been lasted for two months in the municipalities, and a reign of terror occasionally prevailed. It is very apparent that there existed an impossibility to use the leased object and to enjoy profits therefrom.

From the standpoint of law the Court has the power to give judgment to reduce and exempt rent so as to show the law abiding spirit, and to maintain the public interests. This is earnestly hoped by this Association.

We therefore appoint our representatives, Messrs. Wong Kow Yung, Chang I Zung and Koo Vung Sung, to make representations and it is hoped that the Court will grant them an interview."

T R A N S L A T I O N  
-----

of an Article appeared in the China Times  
of the 26th day of May, 1932:

The Representatives of the Shanghai Peoples Rent Reduction and Remission Movement Commission interviewed the Judicial Court yesterday.

The case of the Dong Chung Fong Alleyway will be retried.

-----

The Shanghai Peoples Rent Reduction and Remission Movement Commission, on account of the question of reduction and remission of rent in this District, and in view of the disagreement on the part of the property owners, legal actions have been instituted in the different Judicial Courts.

In view of the intolerable troubles in litigation the tenants have applied, one after another, to the said Commission for assistance. The said Commission being afraid that the issue in question would lead to a big storm, sent at 10 a.m. yesterday its Representatives, Messrs. Chang I Zung, Wong Mou Yung and Kee Yung Sung to call at the Shanghai First Special District Court to repeat their application once again. They demanded that attention should be given to this kind of cases in order to prevent the tenants from disappointment which would lead to public anger. For instance the decision in the Dong Chung Fong case should be suspended for the time being. They were received by the Chief Secretary, Mr. Wan Kien Gee, who replied that he would convey their statements to the President. Whereas the delivery of the judgment in the Dong Chung Fong case was originally fixed to take place on the 26th instant, but both the Plaintiffs and Defendants in this action have been notified that the action in question will be retried. The said Representatives then retired.

Further the said Commission has decided to call a meeting on Sunday next, the 29th instant at 3 p.m. for the purposes of asking the free charge legal advisers to attend and form a committee to advise

measures.

The list of names is as follows:-

(1) Legal Advisors:-

Zung Zao Gee, Sung Chung Sze, Mao Von Woo, Li Ngoh Kwai, Woo Tung Teh, Wong Gee Shung, Shih Cha Gee, Zee Ping Zung, Zee Foh Chi, Sung Chi Ying, and Shu Kar Yien.

(2) Committee for to devise measures:-

Wu Vong Ziang, Dan Loh Gen, Wong Kien Mao, Wong Lin Dong, Kien Jon Bing, Cheng Shah Hai, Chin Liang Ngoh, Zee Hsian Pec, Yu Zcong Yien, Tsiang Chuan Kee, Waung Vee Ying and Yih Char Shing.

SHANGHAI MUNICIPAL POLICE.

REPORT

S.1,

File No.	
SHANGHAI MUNICIPAL POLICE	
C. & S. B. REGISTRY	
Special Branch	
No.	D 3482
Date	May 26, 1932.
Time	27/5/32.

Subject (in full) Algar and Company Estate Agents and tenants  
case at the Shanghai Special District Court.

Made by D. S. Tilton

Forwarded by Thos Robertson, Supt

The case of Algar and Company versus 17 tenants for non-payment of rentals was remanded on May 19, 1932, for judgment on May 26 (Vide Intelligence Report dated 21/5/32). A letter was delivered to Algar and Company on May 24 from the Shanghai Special District Court notifying them that a judgment in the case would not be rendered on the date mentioned, as under the Criminal Code, Civil Procedure, the Shanghai Special District Court is entitled to a further hearing of the case. The case is thus again remanded sine die for further argument.

Charles Tilton  
D. S.

Officer i/c Special Branch.

SI  
Further reports in due  
course.  
M.G.  
27/5/32

SHANGHAI MUNICIPAL POLICE.

REPORT

File No. \_\_\_\_\_  
SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY  
Special Branch S. 1 Station,  
N. D. 3482.  
Date May 22, 1932.  
D. 22/5/32

Subject (in full) re attached letter to the Cathay Land Company  
connection with the rent reduction and remission movement

Made by D.S. Tilton

Forwarded by Thos Robertson, Supt.

Mr. A.M. Preston, of Ellis and Hayes, legal practitioners 43 Peking Road, during an interview with the undersigned between 3.30 and 4.30 p.m. May 20, 1932 produced a translation of a letter delivered to The Cathay Land Co. Ltd. Sassoon House May 17, 1932, which refers to the case of Algar and Company Estate agents acting for The Cathay Land Company versus the 17 tenants summoned before the Shanghai Special District Court for arrears of rentals, May 19, 1932. The original letter Mr. Preston states he handed to Judge Loh Yin during the hearing of the case in order to bring to the notice of the Judge the apparent threat in the last paragraph.

Arthur P. Tilton  
D. S.

Officer i/c Special Branch.

SI, Please let me know the address of Shanghai Peoples' Rent Reduction and Exemption Agreement Commission and by whom it is controlled.

Report attached  
- flagged "A"

JR

File

24:5:32

23:5:32

Brief Translation

Shanghai, 17th May, 1932.

The Cathay Land Company,  
-----

Dear Sirs,

We have received a letter from the Mutual Friendship Association of Don Tsen Fong Tenants, which reads :

"Since the Japanese invasion, misery and devastation characterize the area affected by the warfare. Even the Settlement districts adjacent to the war zone was subject to a state of terror caused by stray bullets. All communications were stopped and business declined causing a considerable loss to the people. The location of the Don Tsen Fong premises at Chekiang Road, at which our Association situates, is originally not a good business corner. The situation has been aggravated by the high rent fixed by the landlord, the amount of which ~~was~~ more than doubled of that of the property in the vicinity. The rent becomes so heavy a burden to the shops that they are compelled to close from time to time. For example, the great Shanghai Department Store, one of our members, was compelled to change ownership several times on account of the high rent. Since the war broke out, members of our Association obeyed the notices issued by the Shanghai City Residents Association and the General Chamber of Commerce to carry on a strike for as long as two months. The income thus came to a stop. When the general situation became better and the shops were opened again, business appeared to be much worse than before. Our members thus find great



difficulty even in meeting regularly the expenses of clothing and food. They are limited by their financial ability to meet such high rent. On the 23rd April, our members received letters from Mr. Linquan Woo, attorney-at-law, written on behalf of the Cathay Land Company demanding payment of rent for January, February, March and April, and threatening a forcible eviction in case of default. Our Association, apart from instructing our honorary legal advisor, Mr. Loh Ching Ying, replied to the said letters on the 27th, now approach you to assist us and to uphold justice, so as to hold the high-handed policy of the landlords in check."

Whilst we are proceeding to examine the case, we have received another letter from the same Association, which reads :

"Our last letter complaining of the high-handed policy on the part of the Cathay Land Company suffered by our members, Yung Kong Hong, Ku Dah Pharmacy, Chen Yu Hsin Tea Hong, Hwa Song Press Co., Mai Dah Hairdressing House, Kwan Chi Hospital, Pei Hai Tsien, etc., must have been received. The members of our Association have complied with your resolution passed at the general meeting to defer the payment of the rent for the war time pending an express order and on the 3rd of May, have instructed our honorary legal advisor, Mr. Loh Ching Ying to write a letter to the attorney of the landlord requesting him to collect the rent accrued before the war time directly from Mr. Loh. On the 9th of May we received a letter from the landlord's attorney, Mr. T.C. Chen advising that the landlord

had been informed to collect the rent from Mr. Loh. To our surprise we received a summons from the Shanghai No.1 Special District Court on the 10th asking our members to appear for hearing on the 19th of May at 2 p.m.. We begin to become aware that the rent agent of the landlord, the manager of Algar & Co., Mr. Kent, has instructed the attorney-at-law, Messrs. A.M. Preston, Linguan woo, T.C.Chen to institute action in the Court for the rent in arrear. We therefore write you to solicit your efforts to maintain justice and to ask the landlord to sympathize with the difficulties of the merchants and voluntarily to reduce the amount of the rent. We also ask you to request the said attorneys-at-law to refrain from giving assistance to oppress the merchants. Besides, may we ask you to instruct your honorary attorney-at-law to represent us in conjunction with our Mr. Loh in Court."

This Commission have submitted our scheme for reduction and exemption of rent basing on the scale designed for different districts to the government authorities and applied for promulgation of a public order. Pending the said publication, the landlords should at least take the general situation into consideration and hold up any action. On the contrary, taking advantage of his position, you have instructed lawyers to take action. The residents, who have suffered much from the warfare, are now again distressed by the litigation. Under these circumstances, we, apart from instructing our lawyer, Mr. Wu Yung Tuck to appear in the Court, write this to you as a warning and hope you will withdraw the case and to make a peaceful compromise. We also request you to refrain from further oppression on the tenants.

Faithfully yours,

The Shanghai Municipal Council  
Shanghai Municipal Commission.

## SHANGHAI MUNICIPAL POLICE.

## REPORT

S.1, Special

File No.  
SHANGHAI MUNICIPAL POLICE

C. &amp; S. B. REGISTRY

N. 3482

Date May 20, 1932

Dist. 21 S. 432

Subject (in full)

Action taken at the Shanghai Special District Court  
by Algar and Company against tenants for non-  
payment of rentals.

Made by D. S. Tilton

Forwarded by

J. H. Robertson, Supt.

The case of Algar and Company, Estate Agents, versus 17 tenants of a block of buildings at the rear of the Wing On Company, Hanking Road, for non-payment of rentals was heard at Court No.10, Shanghai Special District Court at 2 p.m. May 19, 1932, before Judge Loh Yin. Algar and Company were represented by Mr. Preston of Ellis and Hayes, and Feng and Company (Woo Ling Kwang and T.C. Cheng), legal practitioners, 43 Peking Road.

Eleven tenants were represented by Loh Ching Ying, legal practitioner. During the hearing, the 11 tenants advised by Loh Ching Ying handed into court payment by cheques to Algar and Company rentals to the end of January which was accepted, and the case was continued regarding the rentals for February, March and April, as claimed by Algar and Company.

Loh Ching Ying claimed the tenants refused payment for February and March owing to loss of business and other hardships, and that as the tenants were permitted to settle three months in arrears the April rentals were not due to be paid.

Mr. Preston, and Feng and Company claimed that by sub-leasing the premises the tenants had secured large profits on the premises, which were situated in a perfectly safe area and the tenants did not evacuate.

The hearing continued until 6.30 p.m. when the Judge attempted to bring the parties to a mutual understanding to settle the case out of Court, intimating he would adjourn the proceedings for that purpose. Mr. Preston, however, declined on behalf of Algar and Company, whereupon

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

Station, .....  
Date ..... 19

Subject (in full) .....

Made by ..... Forwarded by .....

- 2 -

the judge remanded the case for judgment at 2 p.m.  
May 26, 1932.

This case is regarded by the estate owners in the nature of a test case, likely to reveal the attitude of the Court in the matter of rent payments and the outcome will undoubtedly be accepted by the majority of tenants as final in the question of payment of arrears of rent, rent reduction, and remission. Further action will be immediately commenced by the estate owners in other cases should a favourable decision be rendered by the Court.

Mr. Preston states that he is of the opinion that the judge must render a judgment in the favour of the Algar and Company as the tenants failed to prove their cases, but he suspects that the tenants will appeal through the Rent Reduction and Remission Committee to the Bureau of Social Affairs for assistance before the judgment is rendered.

D. S.

Officer i/c Special Branch.

Commissioner of Police,  
Sir,  
Information.

File 975  
22.5.32

H. Guens

O. i/c Sp. Br.  
MAY 21 1932

## SHANGHAI MUNICIPAL POLICE.

## REPORT

S.1, Special Branch

Date June 17, 1932.

Date 17/6/32

(in full)

Rent Reduction and Remission Movement.

Made by D. S. Tilton

Forwarded by J. H. Robertson, Supt

The case of the Metropolitan Land Company, Ltd. versus the 11 tenants for arrears of rentals was heard at the Shanghai Special District Court at 2 p.m. June 4, and remanded sine die.

The undersigned interviewed the Acting Chairman of the General Committee of the Shanghai Property Owners' Association. Mr. A.M. Preston of Ellis and Hayes, legal practitioners, 43 Peking Road, from 10.45 a.m. June 16. He stated that he has already petitioned the Shanghai Special District Court for the hearing of the cases of Algar and Company and the Metropolitan Land Company versus tenants without result. The attitude of the Court can be only accepted as obvious disinclination to render a verdict, and by remanding the cases indefinitely the Court apparently hopes the estate owners and tenants will arrive at an agreement and thus the Court will avoid the responsibility of rendering a decision against the tenants. In the event of the failure of the Court to pronounce an early date for the hearing of the two cases, Mr. Preston will forward a letter of complaint to the Consul General for Great Britain. Mr. Preston added that the recent action of the Court is forcing the estate owners to press their tenants for immediate settlement of arrears and the estate owners are accepting the demands of the tenants subject to slight modification, as the financial position of the estate owners will not permit them to carry on the dispute for an indefinite period. Therefore, it can be generally accepted that the "Rent Remission and Reduction Movement" is diminishing.

Officer i/c Special Branch.

D. S.

Commissioner of Police

Information J. H. Robertson

J. H. Robertson

18.6.32

17.6.32



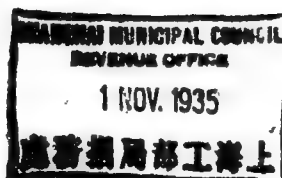
FINANCE DEPARTMENT

With the  
Compliments  
of the  
Deputy Treasurer - Revenue

Rent reductions attributed to depression

Foreign Type Property

	<u>Central</u>	<u>Western</u>	<u>Northern</u>	<u>Eastern</u>	<u>Total</u>
	\$	\$	\$	\$	\$
March quarter 1934	82,214	31,552	7,776	4,344	125,886
June " "	69,578	48,122	11,022	16,166	144,888
September " "	80,392	43,066	25,774	20,284	170,016
December " "	72,732	80,072	23,918	13,484	190,206
March Quarter 1935	133,886	78,220	51,650	15,642	279,398
June " "	167,656	126,930	67,340	28,674	390,600
September " "	237,704	168,628	59,750	16,946	483,028



Rent reductions attributed to depression

Foreign Zone Property

	<u>Central</u> \$	<u>Western</u> \$	<u>Northern</u> \$	<u>Eastern</u> \$	<u>Total</u> \$
March quarter 1934	82,214	31,582	7,776	4,344	125,886
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SHANGHAI MUNICIPAL COUNCIL  
REVENUE OFFICE

1 NOV. 1935

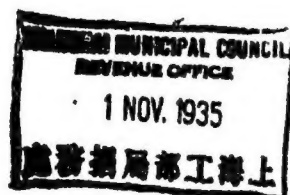
上海工部局稅務處



Rent reductions attributed to depression

Chinese Type Property

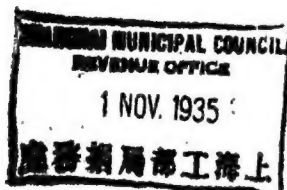
	<u>Central</u>	<u>Western</u>	<u>Northern</u>	<u>Eastern</u>	<u>Total</u>
	\$	\$	\$	\$	\$
March quarter 1934	20,204	29,928	7,252	10,508	67,892
June " "	19,632	15,494	12,700	13,484	61,310
September " "	27,718	36,674	25,818	22,656	112,866
December " "	23,014	33,064	19,734	26,392	102,204
March quarter 1935	33,292	48,288	15,940	51,688	149,208
June " "	59,324	102,542	15,946	23,168	200,980
September " "	104,226	159,180	59,190	53,244	375,840



Rent reductions attributed to depression

Chinese Type Property

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March quarter 1934	20,204	29,928	7,252	10,808	67,892
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